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

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

Jesus B Castellanos Galvez AKA: Jesus Castellanos

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

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

And

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

And

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 4001 Largo Rd Upper Marlboro MD 20772, Parcel

No. 03-0240069

UNKNOWN OWNERS OF THE PROPERTY: 4001 Largo Rd

Upper Marlboro MD 20772, Parcel No. 03-0240069

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

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-23-005575

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

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

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

It is thereupon this 11th day of Defor Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2024, and redeem the property with Parcel Identification Number 03-0240069 and answer the complaint or thereafter a final judgment will be enarter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146073 (12-21,12-28,1-4)

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

REPRESENTATIVE

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

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

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

PRINCE GEORGE'S COUNTY

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

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

(2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

LAVERNE WEBB Foreign Personal Representative

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

Estate No. 126735 146099 (12-21,12-28,1-4)

TOWN OF UNIVERSITY PARK **CHARTER RESOLUTION**

On December 6, 2023, the Common Council adopted, and on December 7, 2023 the Mayor signed, Charter Resolution 23-CR-01, to amend the Charter of the Town of University Park, by repealing and re-enacting Article V, "Registration, Nominations and Elections", Section 504, "Elections" to provide for poll hours by default, authorize ballots to be provided for voting by mail to all registered voters, and to change the references to absentee ballots to conform to state election

23-CR-01

A copy of the Charter Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until January 15, 2024. The Charter Amendment will take effect on January 25, 2024, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL TOWN OF UNIVERSITY PARK By: Joel T. Biermann, Mayor

Suellen M. Ferguson, Esq. Town Attorney

146122 (12-21,12-28)

LEGALS

LM File No.: 2350-00005-EYB Investment

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

ORDER OF PUBLICATION

E.Y.B Investment LLC,

Plaintiff.

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

Defendants.

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

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

described as Pt Par 76 (.27 32 A Dfr To PG C O L14415 F544 2001-2002) 1.220 Acres. Assmt \$3,700 Map 109 Grid F4 Par 076 Lib 07853 Fl 053 and being identified on the Tax Roll as Parcel ID: 15-1732924, and which may be known as Vacant lot on Trumps Hill Rd, Upper Marlboro, MD 20772.

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

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vest-ing 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.

146084 (12-21,12-28,1-4)

LEGALS

LM File No.: 2350-00003-EYB Investment

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

ORDER OF PUBLICATION

E.Y.B Investment LLC,

Plaintiff,

Armando V. Fernandez; Grecilla V. Fernandez; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Pt Lt 4 Eq 33, 719. 00 Sf 33,719.0000 Sq.Ft. South Piscataway Lot 4 Assmt \$4,433 Lib 10664 Fl 190 and being identified on the Tax Roll as Parcel ID: 05-0351064, and which may be known as 14805 Livingston Rd., Accokeek, MD 20607, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Pt Lt 4 Eq 33, 719. 00 Sf 33,719.0000 Sq.Ft. South Piscataway Lot 4 Assmt \$4,433 Lib 10664 Fl 190 and being identified on the Tax Roll as Parcel ID: 05-0351064, and which may be known as 14805 Livingston Rd., Accokeek, MD 20607,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005545 (TAX SALE)

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

described as Pt Lt 4 Eq 33, 719. 00 Sf 33,719.0000 Sq.Ft. South Piscataway Lot 4 Assmt \$4,433 Lib 10664 Fl 190 and being identified on the Tax Roll as Parcel ID: 05-0351064, and which may be known as 14805 Livingston Rd., Accokeek, MD 20607.

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

It is thereupon this 11th day of December, 2023, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and 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

(12-21,12-28,1-4) 146085

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERTRAM K ELLIS

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

5, 2023 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file heir objections with the Register of Wills on or before the 11th day of June, 2024.

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

MARGARET M CLARK Personal Representative

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

LM File No.: 2350-00001-EYB Investment

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

ORDER OF PUBLICATION

E.Y.B Investment LLC,

Plaintiff,

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

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005546 (TAX SALE)

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

described as 7,003.0000 Sq.Ft. Cheverly Lot 4 Blk G Assmt \$1,167 Lib 06803 Fl 875 and being identified on the Tax Roll as Parcel ID: 02-0086686, and which may be known as 2203 Park Way., Landover, MD

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

It is thereupon this 11th day of December, 2023, 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 5th day of January, 2024, warning all persons interested in appear in this (by the 13th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and 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

(12-21,12-28,1-4) 146086

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JERRY MACK OLIVER

Notice is given that Marion Carroll Oliver, whose address is 8637 Fulton Ave, Glenarden, MD 20706, was on December 8, 2023 appointed Per-sonal Representative of the estate of Jerry Mack Oliver who died on October 22, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of June, 2024.

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.

MARION CARROLL OLIVER Personal Representative

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

Estate No. 131614 146115 (12-21,12-28,1-4)

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RAFAEL WAYNE SCOTT

Notice is given that Edward R. Scott, whose address is 6311 Suitland Rd, Suitland, MD 20746, was on November 21, 2023 appointed Personal Representative of the estate of Rafael Wayne Scott, who died on February 9, 2022 without a will.

Further information can be 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 21st day of May, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed, on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

EDWARD R. SCOTT Personal Representative

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

146102

Estate No. 130431

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

LEGALS

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

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

MARVIN BARNES, JR. Estate No.: 131197 NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Erick M Barnes for judicial probate of the will dated June 22, 2017, and for the

appointment of a personal represen-A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 15, 2024 at 10:30 A.M.

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

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

146146

NOTICE

(12-28,1-4)

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

Substitute Trustees,

Mark David Hodge AND

Deborah Ann Hodge

15950 Alameda Drive Bowie, MD 20716

Defendants

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

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

The Report of Sale states the amount of the foreclosure sale price to be \$356,000.00. The property sold herein is known as 15950 Alameda Drive, Bowie, MD 20716.

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

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

146133

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NATHALIA LOUISE BROWN

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

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

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

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

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

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

ANTOINE BROWN Personal Representative

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

Estate No. 130824

Plaintiff

146111 (12-21,12-28,1-4)

ORDER OF PUBLICATION BY POSTING

ANA ARMENTA

JOSE BURUCA

VS.

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

Case No. C-16-FM-23-003715 ORDERED, ON THIS 19th day of December, 2023, by the Circuit

Court for Prince George's County MD: That the Defendant, JOSE BURUCA, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY and stating that the Defendant's last known address is 3150 16TH STREET NW, APART-MENT 5, WASHINGTON, DC. 20010, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, **JOSE BURUCA**, in accordance with Maryland Rule 2-121(a)(2) as fol-

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

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

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

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

True Copy—Test: Mahasin El Amin, Clerk 146139 (12-28,1-4,1-11)

The **Prince** George's Post **Proudly** Serving Prince George's **County** *Since 1932* Call 301-627-0900

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARYELLEN GRAY

Notice is given that Datrice

Afriye-Opoku, whose address is 21047 Emerson Court, Sterling, VA 20164, was on December 4, 2023 ap-

pointed Personal Representative of the estate of Maryellen Gray, who died on November 23, 2023 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 4th 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 obtained from the Register of Wills.

DATRICE AFRIYE-OPOKU

other delivery of the notice.

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 LINDA MARIE POPE

Notice is given that Daniel Marshall, whose address is 12611 Dar-lenen Street, Upper Marlboro, MD 20774, was on November 29, 2023 appointed Personal Representative of the estate of Linda Marie Pope, who died on October 17, 2023 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 29th day of

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

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

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

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

DANIEL MARSHALL Personal Representative

REGISTER OF WILLS FOR P.O. Box 1729

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

ALAN J VAN LUVEN ESQ

4 RESERVOIR CIRCLE, SUITE 201

BALTIMORE, MD 21208

410-363-4444

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that John L Ken-

neally, whose address is 660 Kenil-

worth Dr, Suite 104, Towson, MD 21204, was on November 27, 2023

appointed Personal Representative

of the estate of Gwendean Dyrud who died on April 3, 2023 with a

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 27th 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

(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. Ćlaim forms may be ob-

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 131141

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

other delivery of the notice.

JOHN L KENNEALLY

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

146113

Personal Representative

tative or the attorney.

May, 2024

following dates:

decedent's death; or

TO ALL PERSONS INTERESTED

IN THE ESTATE OF GWENDEAN F DYRUD

AKA FAYE GWENDEAN

CERETA A. LEE UPPER MARLBORO, MD 20773-1729

Estate No. 131475

CERETA A. LEE

LEGALS

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

Personal Representative

Estate No. 131496 (12-28,1-4,1-11) <u>146149</u>

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

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

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

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

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.

BONNIE L WILSON Personal Representative

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

Estate No. 131468

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of June, 2024.

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

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

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

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

STEVEN C. STARKS, SR Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 131718

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES RITCHIE MOULTON

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of June, 2024.

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

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

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

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

SHARON J CARKHUFF Personal Representative

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

Estate No. 131544 (12-28,1-4,1-11)<u>146155</u>

NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF

LINDA RHODES

Notice is given that Sherry Frisby, whose address is 5225 Stream Bank Lane, Greenbelt, MD 20770, was on November 13, 2023 appointed Personal Representative of the estate of Linda Rhodes who died on November 18, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of May, 2024.

Any person having a claim against the decedent must present the claim to the undersigned personal 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 in the claim forms may be obtained. tained from the Register of Wills.

SHERRY FRISBY Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

> Estate No. 131072 (12-28,1-4,1-11)

UPPER MARLBORO, MD 20773-1729

146157

LEGALS

The Prince George's Post

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146156

LEGALS

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

tative or the attorney.

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

the following dates:

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

ABDUL KAREEM OKI Personal Representative

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

Estate No. 123481 146101 (12-21,12-28,1-4)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VICTOR K CHRISTOPHER

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

April, 2024.

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

(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

CERETA A. LEE REGISTER OF WILLS FOR

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LANA Y WATKINS

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of May, 2024.

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

LARRY N. WATKINS Personal Representative

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

Estate No. 131223 (12-28,1-4,1-11) 146158

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPHINE ANITA LITTLE

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

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

Further information can be ob-

their objections with the Register of Wills on or before the 3rd day of May, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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.

LATITA WAGNER Personal Representative

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

Estate No. 131076 (12-28,1-4,1-11) 146159

McLean, VA 22102 703-748-3400 NOTICE OF APPOINTMENT

Damian J. O'Connor

1501 Farm Credit Drive, Suite 2000

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF PEARL L. EDWARDS Notice is given that Monica D. Turner, whose address is 2928 Eagle Crest Lane, Fayetteville, NC 28306, was on November 21, 2023 ap-

the estate of Pearl L. Edwards who died on April 18, 2023 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

pointed Personal Representative of

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of May, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

of Wills with a copy to the 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.

MONICA D. TURNER Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 131065

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DAVID E HOWINGTON**

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of June, 2024.

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

SYLVIA D. REDDING Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 129912

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

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LEWIS MCDANIELS, LLC 50 Citizens Way

Suite 305 Frederick, Maryland 21701

ORDER OF PUBLICATION

Sean Kuo,

Plaintiff, VS.

Kathleen Baumann; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as S 125 Ft Lts 7 C 7d 12,500.0000 Sq.Ft. Wildercroft Elk M Assmt \$19,600 Lib 10234 Fl 541 and being identified on the Tax Roll as Parcel ID: 19-2132645, and which may be known as Vacant lot on Riverdale Rd., Lanham, MD 20706, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as S 125 Ft Lts 7 C 7d 12,500.0000 Sq.Ft. Wildercroft Elk M Assmt \$19,600 Lib 10234 Fl 541 and being identified on the Tax Roll as Parcel ID: 19-2132645, and which may be known as Vacant lot on Riverdale Rd., Lanham, MD

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005549 (TAX SALE)

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

described as S 125 Ft Lts 7 C 7d 12,500.0000 Sq.Ft. Wildercroft Elk M Assmt \$19,600 Lib 10234 Fl 541 and being identified on the Tax Roll as Parcel ID: 19-2132645, and which may be known as Vacant lot on Riverdale Rd., Lanham, MD 20706.

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

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

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

ORDER OF PUBLICATION

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

Plaintiff

MOHAMMAD HAQUE MAHMUDUL HAQUE, MASUDA HAQUE, AND PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

7200 EXBURY CT LAUREL MD 20707

AND

Unknown Owner of the property 7200 EXBURY CT described as follows: Property Tax ID 10-3048303 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005517

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:

13,755 SQ FT & IMPS. THE VIL-LAGES AT WE LOT 9 Assmt \$389,300 Lib and Fl 47622/59 and assessed to MOHAMMAD HAOUE and ET AL., also known as 7200 EXBURY CT, LAUREL MD 20707, Tax Account No. 10-3048303.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28)

ORDER OF PUBLICATION

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

CYNTHIA G STRAWBRIDGE, CHIFAI CHENG, UTILITY FUNDING, LLC GLENN ESTATES COMMUNITY ASSOCIATION, INC., PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

6322 KINSEY TERRACE LANHAM MD 20706

AND

Unknown Owner of the property 6322 KINSEY TERRACE described as follows: Property Tax ID 14-1576354 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005508

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 and the State of Maryland to the Plaintiff in this proceeding:

PLAT 14 10,500 SQ FT & IMPS GLENN ESTATES LOT 10 BLK F Assmt \$478,800 Lib and Fl 37732/130 and assessed to CYN-THIA G STRAWBRIDGE ET AL, also known as 6322 KINSEY TERRACE, LANHAM MD 20706, Tax Account No. 14-1576354.

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 5th day of December, 2023, by the Circuit Court

for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and re-deem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28) 146005

LEGALS

ORDER OF PUBLICATION

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

ZACARIAS VELASQUEZ MEJIA; YOLANDA ROSALES SARMIENTO PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

11514 MONTGOMERY CT BELTSVILLE MD 20705

AND

Unknown Owner of the property 11514 MONTGOMERY CT described as follows: Property Tax ID 01-0015339 on the Tax Roll of Prince

LEGALS

George's County, the unknown owner's heirs, devisees, and personal representatives and their or anv of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005528

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:

11,407 SQ FT & IMPS. BIRMING-HAM TERRACE LOT 7 Assmt 352,000 Lib and Fl 41374/417 and assessed to ZACARIAS VELASQUEZ MEJIA ET AL, also known as 11514 MONTGOMERY CT, BELTSVILLE MD 20705, Tax Account No. 01-

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146017 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

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

VS.

RASHELL HUNTER; ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC; HEATHER LOVIER, TRUSTEE; MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC.; PRINCE GEORGE'S COUNTY, **MARYLAND**

AND

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

7509 PUTT RD FORT WASHINGTON MD 20744

Unknown Owner of the property 7509 PUTT RD described as follows: Property Tax ID 09-0850370 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005520

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:

16,336 SQ FT & IMPS. PAYNES SUB LOT 3 Assmt \$280,300 Lib and Fl 46829/214 and assessed to RASHELL HUNTER, also known as 7509 PUTT RD, FORT WASHING-TON MD 20744, Tax Account No. 09-0850370.

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 5th day of December, 2023, 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 before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above 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 (12-14,12-21,12-28) 146014

ORDER OF PUBLICATION

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

THE ESTATE OF MAE WILLIS HILL;

PRINCE GEORGE'S COUNTY,

MARYLAND

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

11403 MIFFLIN CT FORT WASHINGTON MD 20744

Unknown Owner of the property 11403 MIFFLIN CT described as follows: Property Tax ID 05-0298992 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005527

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:

10,335 SQ FT & IMPS. VALLEY VIEW LOT 5 BLK D Assmt \$314,900 Lib and Fl 4511/804 and assessed to HILL JOSPEH W & MAE W., also known as 11403 MIFFLIN CT, FORT WASHINGTON MD 20744, Tax Account No. 05-0298992.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the incertion of the county of the coun

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 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

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

True Copv—Test: Mahasin Él Amin, Clerk 146016 (12-14,12-21,12-28)

LEGALS

Robert E. Richards 11253-B Lockwood Drive Silver Spring, MD 20901 301-593-6220

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HERMES ALCIDES ARGUETA A/K/A HERMES ALCIDES AR-**GUETA SR.**

Notice is given that Reina Argueta, whose address is 101 Stan Fey Drive, Upper Marlboro, MD 20774, was on November 16, 2023 appointed Personal Representative of the estate of Hermes Alcides Argueta a/k/a Hermes Alcides Argueta Sr., who died on January 22, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of

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.

REINA ARGUETA Personal Representative

146061

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

> Estate No. 131404 146076 (12-14,12-21,12-28)

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM TAVEL

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

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

Further information can be ob-

their objections with the Register of Wills on or before the 28th day of May, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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.

JASON TAVEL Personal Representative

CERETA A. LEE

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

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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

Notice is given that William Manley, whose address is 7927 Mandan Road, #103, Greenbelt, Maryland 20770, was on October 30, 2023 appointed Personal Representative of the estate of Cheryle D. Wright, who died on August 3, 2023 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 30th day of April, 2024.

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

the following dates: (1) Six months from the date of the

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

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

WILLIAM MANLEY Personal Representative

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

FRANCES M MONTGOMERY

Notice is given that Betty A Emelio,

whose address is 3732 Patuxent Manor Road, Davidsonville, MD 21035, was on December 8, 2023 ap-

pointed Personal Representative of

the estate of Frances M Montgomery who died on November 25, 2023

Further information can be ob-

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

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

their objections with the Register of

Wills on or before the 8th day of

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed on or before the earlier of 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 obtained in the claim forms may be obtained.

IN THE ESTATE OF

tative or the attorney.

following dates:

decedent's death; or

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

LEGALS

146100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA N ROBINSON

Notice is given that Jonnice Mc-Quay, whose address is 2108 Fern-glen Way, Catonsville, MD 21228, was on November 30, 2023 appointed Personal Representative of the estate of Patricia N Robinson who died on April 20, 2023 with a

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or y 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 Any person having a claim against the decedent must present the claim to the undersigned personal repre-

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

sentative or file it with the Register

(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. JONNICE MCQUAY Personal Representative

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

(12-21,12-28,1-4) 146117

Estate No. 129261

tained from the Register of Wills. BETTY A EMELIO Personal Representative

other delivery of the notice.

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

UPPER MARLBORO, MD 20773-1729 Estate No. 131641 (12-21,12-28,1-4)

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, DECEMBER 11, 2023

ORDINANCE O-24-06

AN ORDINANCE concerning.

AMENDMENT OF FISCAL YEAR 2023-2024 BUDGET FOR SALARY INCREASES FOR ACCOUNTING MANAGER AND ENVIRONMEN-TAL JUSTICE SUPERVISORS.

AMENDMENT OF FISCAL YEAR 2023-2024 BUDGET FOR GOVERN-MENT OFFICE OF CRIME CONTROL AND PREVENTION GRANT FOR TECHNOLOGY UPGRADE PROJECT IN THE SEAT PLEASANT POLICE DEPARTMENT.

(12-21,12-28)

146116

ORDINANCE O-24-07 AN ORDINANCE concerning.

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

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

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTIMENTS, -C/O KENNY LAW GROUP, LLC Plaintiff

MUHAMMAD B QAYYUM; LOWER, LLC FKA HOMESIDE FI-NANCIAL, LLC; MICHAEL BAYNES, TRUSTEE; MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC.; PRINCE GEORGE'S COUNTY, MARYLAND

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

6802 MIDDLEFIELD TERRACE FORT WASHINGTON MD 20744

Unknown Owner of the property 6802 MIDDLEFIELD TERRACE described as follows: Property Tax ID 12-1223080 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005512

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:

9,973 SQ FT & IMPS. STONEGATE-PLAT OF LOT 3 BLK P Assmt \$324,700 Lib and Fl 39106/505 and assessed to MUHAMMAD B QAYYUM, also known as 6802 MIDDLEFIELD TERRACE, FORT WASHINGTON MD 20744, Tax Account No. 12-1223080.

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

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

It is thereupon this 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or bethree (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

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

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28) 146008

> Serving Prince George's County Since 1932

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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

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.

TAI M JOHNSON Personal Representative

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE REAL ESTATE

1113 Eastern Avenue, Capitol Heights, Maryland 20743

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

JANUARY 9, 2024 AT 11:13 AM

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

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

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

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

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

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

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

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



auctioneers

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

LEGALS

146120

TOWN OF UNIVERSITY PARK **CHARTER RESOLUTION** 23-CR-02

On December 6, 2023, the Common Council adopted, and on December 7, 2023, the Mayor signed, Charter Resolution 23-CR-02, to amend the Charter of the Town of University Park by repealing and re-enacting Article V, "Registration, Nomination and Elections", to add Section 508, "Referenda", to require approval by referendum for any sale, lease, or development, or changes to the use, of Town parks and public open space.

A copy of the Charter Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until January 15, 2024. The Charter Resolution will take effect on January 25, 2024, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL TOWN OF UNIVERSITY PARK

By: Joel T. Biermann, Mayor

Suellen M. Ferguson, Esq. Town Attorney

146123

Call 301-627-0900 for a quote.

(12-21,12-28)

LEGALS

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

NOTICE OF SALE

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

Estate of Sharon Dade; Everard Hewitt as Personal Representative,

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

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

ORDERED, this 12th day of December, 2023 by the Circuit Court of Prince George's, Maryland, that the sale of the property at 613 Brookedge Court, Bowie, MD 20721, the subject property of these pro-ceedings, made and reported by Adam Friedman, Ralph Vartolo, Catherine Aponte, and Rachel Kiefer, Substitute Trustees, be rati-fied and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of January, 2024, provided a copy of this notice be inerted in some newspaper published in said County once in each of three successive weeks before the 12th day of January, 2024. The report states the amount of sale to be \$292,000.00.

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

146075 (12-21,12-28,1-4)

The Prince George's Post Newspaper

Call

301-627-0900

Or

Fax

301-627-6260

Have a Very

Safe Weekend

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

805 GLACIER AVENUE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Christine E Mcgilvery and Shelvia L Mcgilvery, dated September 7, 2005, and recorded in Liber 22960 at folio 342 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JANUARY 16, 2024 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of ne sale by the Circuit Court for PRINCÈ GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #

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

(12-28,1-4,1-11) <u>146167</u>

The Prince George's Post

Serving Prince George's

County

Call 301-627-0900 or

Fax 301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3104 GLISSADE COURT CLINTON, MD 20735

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

JANUARY 9, 2024 AT 11:30AM

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

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

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

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

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

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

ORDER OF PUBLICATION

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

Plaintiff

ANTHONY BUTLER SPECIAL NEEDS TRUST 2009

PRINCE GEORGE'S COUNTY, MARYLAND AND

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

12800 LIBERTYS DELIGHT DR

BOWIE MD 20720

AND

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

Defendants

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

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

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

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

of sale has expired.

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a cony of this

Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 5th day of January 2024 fore the 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of re-demption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-21,12-28,1-4) 146078

LEGALS

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

ORDER OF PUBLICATION

Plaintiff

THE ESTATE OF CAREAN AL-STON

PRINCE GEORGE'S COUNTY, MARYLAND AND

All persons having or claiming to

have an interest in the property situate and lying in Prince George's County and known as:

1009 GONDAR AVE HYATTSVILLE MD 20785

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

Defendants

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

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

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

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

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 and redeem the property described above and answer the Complaint or the property and the complaint or the creater a Final Independent will be 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

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

True Copy—Test: Mahasin El Amin, Clerk

146082

www.cgd-law.com/sales

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

LEGALS

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

2505 NAVAHOE STREET **HYATTSVILLE, MD 20783**

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

JANUARY 9, 2024 AT 11:30AM

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

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

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

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

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

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC /O KENNY LAW GROUP, ĹLC

Plaintiff

GARRY L ENG;

PRINCE GEORGE'S COUNTY, **MARYLAND** AND

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

13033 MARQUETTE LN BOWIE MD 20715

AND

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

Defendants

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

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

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

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

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

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given the incertion of a cony of this

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 and redeem the property described above and answer the Complaint or the reafter a Final Ludgment will be thereafter a Final Judgment will be entered foreclosing all rights of re-demption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146079 (12-21,12-28,1-4)

ORDER OF PUBLICATION

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

Plaintiff

NGOZI EMELIKE; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

14705 LONDON LN BOWIE MD 20715

AND

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

Defendants

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

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

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

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

of sale has expired. It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the county of the county

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the control of t fore the 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146081 (12-21,12-28,1-4)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JUDY TUTT

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of May, 2024.

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

> MAURICE ODELL TUTT Personal Representative

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

Estate No. 131287

(12-28,1-4,1-11) <u>146147</u>

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

301-762-8872

IN THE ESTATE OF MARION C BAUER

whose address is 4850 Rugby Ave #1213, Bethesda, MD 20814, was on December 18, 2023 appointed Per-sonal Representative of the estate of Marion C Bauer who died on September 14, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of June, 2024.

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 other delivery of the notice.

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

Personal Representative

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

146151 (12-28,1-4,1-11)

Upper Marlboro, MD 20773-1729 Estate No. 131575

Plaintiff

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC

146019

Plaintiff THE ESTATE OF CAROLYN MAE

PRINCE GEORGE'S COUNTY, MARYLAND

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

Unknown Owner of the property 7400 CRANE PL described as follows: Property Tax ID 18-2051464 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-

Defendants

MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005519

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

2,451 SQ FT & IMPS. WILLOW HILLS- RESU LOT 19 BLK A Assmt \$240,433 Lib and Fl 7131/286 and assessed to THE ESTATE OF CAR-OLYN MAE BASTIAN, NYIA BAS-PERSONAL

REPRESENTATIVE, also known as 7400 CRANE PL, LANDOVER, MD 20785, Tax Account No. 18-2051464

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 5th day of December, 2023, by the Circuit Court

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 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

and clear of all encumbrances. MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 146013

ORDER OF PUBLICATION

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

MAYA CLARK; MARCO CLARK; HOMETOWN LENDERS, INC.; MARYLAND TITLE WORKS, TRUSTEE MORTGAGE ELECTRONIC REG-ISTRATIONS SYSTEMS, INC.; PRINCE GEORGE'S COUNTY,

AND

MARYLAND

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

6702 LAKE PARK DR, UNIT 3A GREENBELT MD 20770

AND

Unknown Owner of the property 6702 LAKE PARK DR, UNIT 3A described as follows: Property Tax ID 21-3108289 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005514

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:

PHASE 2 BLDG 1 UNIT 3A, 1,657 SQ. FT. & IMPS GREENBELT LAKE VIL Assmt \$211,133 Lib and Fl 48054/154 UNIT 6702 3 and assessed to MAYA CLARK, also known as 6702 LAKE PARK DR. UNIT 3A, GREENBELT MD 20770, Tax Account No. 21-3108289.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146010 (12-14,12-21,12-28)

Serving Prince George's County Since 1932

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RICHARD MOORE

Notice is given that Perry Becker, whose address is 14300 Gallant Fox

Lane 218, Bowie, MD 20715, was on November 2, 2023 appointed Personal Representative of the estate of Richard Moore, who died on September 26, 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. 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.

PERRY BECKER Personal Representative

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

Estate No. 126717

LEGALS

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

Plaintiff

ROBERT L HAMLETT, JR, PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

6403 COUNTRY CLUB CT LANDOVER, MD 20785

Unknown Owner of the property 6403 COUNTRY CLUB CT described as follows: Property Tax ID 13-1494582 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005509

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:

ESTATES 6,648 SQ. FT. & IMPS OLDE BEAVER DAM LOT 35 BLK A Assmt \$211,700 Lib and Fl 46353/63 and assessed to ROBERT L HAMLETT, JR, also known as 6403 COUNTRY CLUB CT, LAN-DOVER, MD 20785, Tax Account No. 13-1494582.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:
ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(12-14,12-21,12-28) 146006

ORDER OF PUBLICATION

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

Plaintiff

THE TESTATE AND INTESTATE SUCCESSORS OF JENNIFER JOSEPH, DECEASED, AND ALL CLAIMING PERSONS THROUGH OR UNDER THE DECEDENT

AND

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

6602 GREENLAND ST

AND

Unknown Owner of the property 6602 GREENLAND ST described as follows: Property Tax ID 02-0182378 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-23-005510

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:

9327 SQ FT & IMPS. BEACON HEIGHTS LOT 8 BLK R Assmt \$300,100 Lib and Fl 4827/356 and assessed to JENNIFER and MAHA-BIL JOSEPH, also known as 6602 GREENLAND ST, Tax Account No. 02-0182378.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

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

146007 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

JUAN REDDY HANNAH REDDY PRINCE GEORGE'S COUNTY, MARYLAND

FOUNDATION FINANCE COM-PANY, LLC

AND

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

8408 BRANCHWOOD CIR CLINTON MD 20735

AND

tors, administrators, grantees, assigns, or successors in right, title and interest in the property.

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 prop-erty described below in the State of Maryland, sold by the Collector of

BLK B Assmt \$343,100 Lib and Fl 8667/968 and assessed to IUAN REDDY and HANNAH REDDY. also known as 8408 BRANCH-WOOD CIR, CLINTON MD 20735

been paid although more than six (6) months and a day from the date of sale has expired.

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

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

> THE **PRINCE**

POST

Call 301-627-0900

SUBSCRIBE

TODAY!

Mahasin Él Amin, Clerk 146011

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Sharon Bauer,

decedent's death; or

A claim not presented or filed on

SHARON BAUER

LEGALS

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

HERIBERTO L FLORES; MARY LUZ AVILA; HARVARD HOME MORTGAGE,

Plaintiff

DARLENE A. BULL, TRUSTEE; PRINCE GEORGE'S COUNTY, MARYLAND

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

uate and lying in Prince George's

County and known as: 7100 QUILL LN

LAUREL MD 20707

GARY HART, TRUSTEE;

AND Unknown Owner of the property 7100 QUILL LN described as follows: Property Tax ID 10-1013655 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-

Defendants IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY

CASE NO.: C-16-CV-23-005516 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

19,494 SQ FT & IMPS FARMLETS LOT 5 Assmt \$262,100 Lib and Fl 45530/363 and assessed to HERIB-ERTO L FLORES, also known as 7100 QUILL LN, LAUREL MD 20707, Tax Account No. 10-1013655.

Plaintiff in this proceeding:

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the investigation of the country of the 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 20th of December 2002 fore the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above 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: (12-14,12-21,12-28)

ORDER OF PUBLICATION

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

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.: PRINCE GEORGE'S COUNTY,

MARYLAND

LAUREL MD 20707

21030

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: 15031 LAUREL OAKS LN, UNIT 67

AND Unknown Owner of the property 15031 LAUREL OAKS LN, UNIT 67 described as follows: Property Tax ID 10-0993170 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or

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

interest in the property. Defendants IN THE CIRCUIT COURT OF MARYLAND FOR

any of their heirs, devisees, execu-

PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005536 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: 3,615 SQ FT & IMPS LAUREL OAKS CONDO UNIT 67 Assmt \$250,000 Lib and Fl 46052/318 and assessed to MARY LUZ AVILA and, also known as 15031 LAUREL OAKS LN, UNIT 67, LAUREL MD

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.

20707, Tax Account No. 10-0993170.

or sale has expired.

It is thereupon this 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the county of the 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 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

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

146018 (12-14,12-21,12-28)

and clear of all encumbrances.

VS.

Richard J. Rogers Michael McKeefery Christianna Kersey Kevin Hildebeidel Kyle Blackstone Kathleen Young 1099 Winterson Road, Suite 301

LEGALS

Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

NOTICE

Richard E. Solomon

Roger R. Blunt AND

Roger R. Blunt, Personal Representative for the Estate of De Rosette Blunt 5716 Kenfield Lane Upper Marlboro, MD 20772 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-14756 Notice is hereby given this 5th day of December, 2023, by the Circuit Court for Prince George's County, that the sale of the property men-

tioned in these proceedings, made and reported, will be ratified and

confirmed, unless cause to the con-

trary thereof be shown on or before

the 5th day of January, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 5th day of January, 2024. The Report of Sale states the

amount of the foreclosure sale price to be \$739,303.34. The property sold herein is known as 5716 Kenfield Lane, Upper Marlboro, MD 20772. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk

LEGALS

(12-14,12-21,12-28)

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

BASTIAN S/O NYIA BASTIAN, PERSONAL REPRESENTATIVE

7400 CRANE PL LANDOVER, MD 20785

IN THE CIRCUIT COURT OF

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

for Prince George's County: ORDERED, That notice be given

(12-14.12-21.12-28)

146068

(12-14,12-21,12-28)

ORDER OF PUBLICATION

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

21030

BRANCHWOOD ESTATE HOMEWOWNERS ASSOCIATION,

Unknown Owner of the property 8408 BRANCHWOOD CIR described as follows: Property Tax ID 09-0879775 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu-

Defendants

Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: PLAT 2 6,131 SQ. FT. & IMPS BRANCHWOOD ESTATES LOT 12

Tax Account No. 09-0879775. The Complaint states, among other things, that the amounts necessary for redemption have not

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the invention of the county of the cou by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 and redeem the property described above and answer the Complaint or

True Copy—Test: Mahasin El Amin, Clerk

GEORGE'S

Fax 301-627-6260

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

9908 JACQUELINE DRIVE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Gwendolyn Howard aka Gwendolyn S Howard, dated November 2, 2005, and recorded in Liber 23909 at folio 054 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JANUARY 9, 2024 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.000% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condemnium foos and/or homeowners association dues by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-601303)

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

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

<u>146124</u> (12-21,12-28,1-4)

LEGALS

NOTICE OF JOINT PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING
COMMISSION

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment (CR-089-2022 & CR-084-2023)

To view the Council Resolution (CR-089-2022) initiating the proposed Sectional Map Amendment or the Council Resolution CR-084-2023 with the proposed amendments, please visit the Legislative Branch website, https://princegeorgescountymd.legistar.com/Legislation.aspx

PUBLIC HEARING DATE/TIME: Tuesday, February 13, 2024, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative

Building
Council Hearing Room
1301 McCormick Drive, Largo,
Maryland 20774
View virtually using the link provided
at: https://pgccouncil.us/LIVE

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to provide public

opportunity to provide public comment concerning the proposed amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

HOW TO PARTICIPATE:

In-Person Public Hearing

Please see detailed information below on how to register, participate, and/or view the Joint Public Hearing.

The endorsed sectional map amendment can be viewed online at www.mncppc.org/3390/Bowie-Mitchellville-and-Vicinity-Master-.

Copies of the proposed sectional map amendment are available for review at the following locations:

Bowie City Hall 15901 Fred Robinson Way Bowie, MD 20716 South Bowie Public Library 15301 Hall Road Bowie, MD 20721

Bowie Branch Library 15210 Annapolis Road Bowie, MD 20715

The Prince George's County Council will meet in-person. 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: clerkofthe-council@co.pg.md.us or faxed to (301) 952-5178. Written comments may be submitted through the close of business on **Wednesday**, **February 28**, **2024**, when the record of public hearing testimony will close.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social

LEGALS

media channels, via Alert Prince George's, and will be shared with the press via a press release.

If you intend to provide testimony at the Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, please read carefully the affidavit requirements explained in this notice.

If you intend to provide in-person testimony at the Joint Public Hearing on the Bowie-Mitchellville and Vicinity SMA and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or January 13, 2024. Required affidavits should be submitted to the Clerk of the County Council in electronic format only via the Council's eComment portal, rather than by U.S. mail.

Affidavit forms for Prince George's County are available for download on the Maryland State Ethics Commission website at:

For individuals: http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf

For entities: http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov/forms/PGNO2.pdf

For agents: http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission website at:

 $\frac{https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf}{}$

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the State Ethics Commission at (410) 260-7770.

BY ORDER OF THE COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, PRINCE GEORGE'S COUNTY, MARYLAND Jolene Ivey, Chair

ATTEST: Donna I.

Donna J. Brown Clerk of the County Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION By: Asuntha Chiang-Smith Executive Director

ATTEST: Gavin Cohen Secretary-Treasurer

146161

LEGALS

EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN

To: All interested Agencies, Groups, and Individuals

This is to give notice that Prince George's County under 24 CFR Part 58 has determined that the following proposed action to be funded under the United States Department of Housing and Urban Development (HUD) Community Development Block Grants (CDBG), grant number B-23-UC-24-0002, is located in a 100-year floodplain, and Prince George's County will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management. The Housing Initiative Partnership, Inc. (HIP) proposes to use the CDBG funds to purchase and rehabilitate a single-family townhome at 6307 Carrington Court, Capitol Heights, Maryland 20743. The residence is approximately 1,152 square feet in size on an approximately 4,000 square foot lot. The residence was constructed in 1955. The property is located approximately 190 feet southwest of the intersection of Carrington Court and Carrington Avenue. According to the Maryland State Department of Assessments and Taxation, Real Property Search website, the property is identified as Map 0066, Grid 00C1, Neighborhood 18020540.17, Subdivision 0540, Block J, Lot 14 and is owned by Wells Fargo Bank NA. The area surrounding the property consists of singlefamily townhouses. North of the property is Carrington Court, followed by townhouses. East of the property are townhouses, followed by Carrington Avenue. South of the property are townhouses, followed by Booker Drive. West of the property are townhouses, followed by Booker Terrace. A review of Federal Emergency Management Agency Flood Insurance Rate Map indicates that an approximately 1,243 square foot portion of the northwestern section of the property is in a special flood hazard area (SFHA), Zone AE (100-Year Floodplain), including a small portion of the residence. Due to the presence of the project area within the SFHA, an 8-Step Process is required to comply with the floodplain management requirements of 24 CFR 55.20.

Natural floodplain functions include but not limited to providing flood storage and conveyance, reducing flood velocities, reducing sedimentation, filtering nutrients and impurities from runoff, processing organic wastes, moderating temperature fluctuations, and providing breeding and feeding grounds for aquatic and riparian species. Since the project consists of the acquisition and rehabilitation of a single-family townhouse of which a small portion and the northwestern portion of the residence is in a 100-Year Floodplain, the property could be impacted by flooding in the nearest future, therefore, an 8-Step Process is required. Completion of the 8-Step Process is required to determine that there is not a practicable alternative to the planned acquisition and rehabilitation, and if the future owner will have to maintain a flood insurance. The proposed project is located at 6307 Carrington Court in Capitol Heights, Prince George's County, Maryland 20743.

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

Written comments must be received by Prince George's County at the following address on or before January 13, 2024: Prince George's County Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774, and (301) 883-2592, Attention: Julius N. Mbotiji, Senior Environmental Review Officer. A PDF of the full description of the project may be requested via e-mail to Jnmbotiji@co.pg.md.us. Comments may also be submitted via e-mail to the same address.

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 306 Largo, Maryland 20774

Date: December 28, 2023

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LEGALS

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

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

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

You must reclaim these vehicles by: 1/9/2024.

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

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

2003	INFINITI	FX35	VA	UFP9745	JNRAS08W93X002333
2006	VOLKSWAGEN PASSAT		2006		WVWFU73C86P152654
2002	FORD	E-350	DC	GV1280	1FTSE34L12HB58707
2003	FORD	E-250	DC	GV1279	1FTNS24213HA13580
2001	CHEVROLET	CAVALIER			1G1JC124X17421159

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

001 001 1100										
2000	MERCEDES-E	BENZ CL-CLASS	WDBPJ75J7YA001270							
2006	TOYOTA	CAMRY	MD	1FF0621	4T1BE30K56U155508					
2004	MERCEDES-E	BENZ CLK500	TX	HJM7103	WDBTJ75J04F086349					
2013	NISSAN	MAXIMA			1N4AA5AP3DC811702					

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

2020 KAWASKI MULE 4010 JK1AFCS1XLB514077 146164 (12-28)

Town of Cottage City PUBLIC NOTICE OF ORDINANCE 2023-04

AN ORDINANCE OF THE COTTAGE CITY COMMISSION TO INCREASE THE COMPENSATION OF THE COMMISSIONERS AND THE SUPPLEMENTAL SALARY OF THE COMMISSIONER-CHAIR

WHEREAS, the Cottage City Commission met on December 13, 2023 and adopted Ordinance 2023-0 which provides that compensation for the Commissioner-Chair, and pursuant to the new charter provision, agreed to authorize the Commissioner-Chair, who was elected to another term as Chair in May of 2023, an additional compensation of \$2,000 annually or \$166.66 monthly as a supplement to their regular compensation as a commissioner, and the Commission further agrees to authorize an increase in compensation for all commissioners; and

WHEREAS, pursuant to \S 15 of the Town Charter, no ordinance shall be passed at the meeting at which it is introduced, and at any regular or special meeting of the commission held not less than six nor more than sixty days after the meeting at which an ordinance was introduced, it shall be passed or passed as amended, or rejected, or its consideration deferred to some specified future date.

NOW, THEREFORE, BE IT ORDAINED BY THE COTTAGE CITY COMMISSION, that the compensation for the Commissioner-Chair shall be changed as follows: In addition to the commissioners' regular annual salary established hereinbelow, the Commissioner-Chair shall receive additional compensation of \$2,000 annually or \$166.67 monthly to commence immediately after the next election and appointment of the Commissioner-Chair in May of 2024 on the second Wednesday of May in accordance with the Charter.

AND BE IT FURTHER ORDAINED AND ENACTED, that the commissioners' regular annual salary of \$6,600 or \$550.00 per month (28% increase), shall commence after the next election in May of 2024 for those commissioners to be elected in that month, and immediately upon the subsequent swearing in and seating of each commissioner on the second Wednesday of May in accordance with the Charter.

AND BE IT FURTHER ORDAINED AND ENACTED, that the commissioners' regular annual salary of \$6,600.00 or \$550.00 per month (28% increase), shall commence after the next election in May of 2025 for those commissioners to be elected in that month, and immediately upon the subsequent swearing in and seating of each commissioner on the second Wednesday of May in accordance with the Charter.

Carol Richardson Town Manager

146140

LEGALS

NOTICE

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

Plaintiffs

v.

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

Defendant

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

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

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

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

(12-28)

NOTICE

(12-28)

Plaintiffs

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

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

Defendant

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

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

January, 2024.

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

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

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

146135



NOTICE OF PUBLIC HEARINGS

WSSC WATER WILL HOLD PUBLIC HEARINGS ON FY 2025 PRELIMINARY PROPOSED BUDGET

We want to hear from you. The Washington Suburban Sanitary Commission (WSSC Water) will hold two public hearings to receive comments on our \$1.8 billion preliminary proposed Fiscal Year (FY) 2025 operating and capital budget. This budget details the projects and initiatives we plan to undertake that will enable us to deliver safe, seamless and satisfying water services to our neighbors in Montgomery and Prince George's counties. The hearing dates and times are as follows:

Montgomery County Wednesday, January 31, 2024, at 7 p.m. Stella B. Werner Office **Building** 3rd Floor Hearing Room 100 Maryland Avenue Rockville, MD 20850

Prince George's County Thursday, February 1, 2024, at 7 p.m. Department of the **Environment Building Conference Room 140** 1801 McCormick Drive Largo, MD 20774

These are currently planned as in-person meetings with an option to view via livestream.

Visit wsscwater.com/fin for instructions on how to view the hearings virtually and for any changes.

Please contact WSSC Water as soon as possible at communications@wsscater.com if your attendance at any of these hearings will require an accommodation under Title II of the Americans with Disabilities Act.

The formal budget document will be available January 15, 2024, at wsscwater.com/budget. Can't make the hearings? Written comments can be submitted to <u>BudgetGroup@wsscwater.com</u>, or mailed to <u>Budget Division Manager</u>, WSSC Water, 14501 Sweitzer Lane, Laurel, MD 20707, by February 14, 2024. The proposed budget must be submitted to both the Prince George's and Montgomery County Councils by March 1, 2024.

146163 (12-28)

LEGALS

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

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

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

You must reclaim these vehicles by: 1/8/2024.

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

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

2000 TOYOTA COROLLA MD 2FE8969 2T1BR12E7YC338185

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

2003 CHEVROLET TAHOE VA TXJ3435 1GNEK13Z83J238782 2003 CHEVROLET EXPRESS 2500 MD 1EN5266 1GAGG25U631119518 GMC URS9065 1GKFK66U74J248686 YUKON VA

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

1997 CHEVROLET 1500 DC FV2219 1GCEC19W9VE146983 1996 CHEVROLET GMT-400 VA TWT5761 1GCEK19M3TE134553 2008 ACURA TXD5032 19UUA66288A024001 VA 2004 CHEVROLET SUBURBAN VA URB7202 3GNFK16Z24G146781

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

MD 4BL3910 2G4WC582491133796 2009 BUICK LACROSSE DC FN9123 1GTHK23134F128586 2004 GMC 1500/2500

(12-28)146165

LEGALS

PRINCE GEORGE'S COUNTY

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

NOTICE

Substitute Trustees Plaintiffs

Beldina Auma Defendant

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

CIVIL NO. CAEF 20-03151

ORDERED, this 20th day of December, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13922 Westview Forest Drive, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of January, 2024, next. The report states the amount of sale to be \$481,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

1. t/a Mi Patria Restaurant, Selvin Adanil Gutierrez, Member-Manager/Authorized Person, Class B, Beer, Wine and Liquor, Mi Patria Restaurant, LLC, 5906 Riggs Road, Hyattsville, Maryland 20783. – Request for a Special Entertainment Permit.

GOVERNMENT

Board of License

Commissioners

(Liquor Control Board)

REGULAR SESSION

IANUARY 10, 2024

2. t/a Azteca Bar & Grill, James J. Burick, Authorized Person, Mario E. Orellana, Authorized Person, Class B(BLX), Beer, Wine and Liquor, Azteca Enterprises, LLC, 9505 Baltimore Avenue, College Park, Maryland 20740. - Request for a Special Entertainment Per-

3. t/a Party HQ, Rodney Chambers, Managing Member, Ronald Covington, Managing Member, Class B(BLX), Beer, Wine and Liquor, Sky High Sports & Entertainment LLC, 15606 Emerald Way, Bowie, Maryland 20716. - Request for a Special Entertainment

LEGALS

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

- 5. **t/a Esquire Liquors**, Viraj J. Patel, Authorized Person, Class A, Beer, Wine and Liquor, YuVi, LLC., 6108 Oxon Hill Road, Oxon Hill, Maryland 20745 - Request for a Delivery Permit. Represented by Robert Kim, Esquire.
- 6. Tao Li, President, t/a Latao-Sushi Cuisine, 8700 Baltimore Avenue, Suite A & B College Park, Maryland 20740, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation R.R. No. 11 Purchases by authorized retailer: No license holder shall purchase any alcoholic beverages except from a duly licensed manufacturer or wholesaler and RR#35 Trade Name: The Board of License Commissioners shall approve the trade name of the licensed premises. To wit; on or about Sunday, September 21, 2023, at approximately 1:30 p.m., Inspector Golato of the Prince George's County Board of License Commissioners conducted a Routine Inspection at the licensed premises, located at 8700 Baltimore Avenue, Suite A & B, College Park, MD 20740. Inspector Golato noticed the sign located on the outside of the establishment was different from the name on the license. Additionally, while inside the establishment Inspector Golato noticed 10 open alcohol bottles sitting on a countertop. The manager Mr. Zheng, admitted he purchased them from LAX Wine, Spirits and Bistro. The licensee is subject to all potential penalties identified in the Alco-holic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. Continued from November 1, 2023, hearing and December 6, 2023, hearing.
- 7. Jeffrey Sze, Member, t/a The Spot, 4531 Telfair Blvd, Suite 101 Camp Springs, Maryland 20746, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County and RR#26 A(7) 'The failure of any licensee to keep records required by the Maryland Code or by the Rules and / or Regulations of this Board or the refusal to allow inspection of such records by duly authorized persons". To wit; On or about Tuesday, November 6, 2023, at approximately 7:40 p.m., Inspectors Farmer-Johnson and Pascual of the Prince George's County Board of License Commissioners conducted an Inspection at the licensed premises. located at 4531 Telfair Blvd, Suite 101, Camp Springs, MD. Inspector Farmer-Johnson and Pascual ob served boxes and bottles with stickers from other establishments. When inquired about the invoices/records to identify which Authorized Retailer the alcoholic beverages were purchased from, the manager advised them that they didn't have any invoices. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hear-
- Managing Member, William Martinez, Co-Managing Member, t/a Taqueria Habanero, 8145 Baltimore Avenue College Park, Maryland 20740, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of 26-1903 A licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No 37 (E) Change in mode of operation, of the Rules and Regulations for Prince George's County. To wit; That on Monday, November 6, 2023, at approximately 6:14 p.m., Inspector Price arrived at Taqueria Habanero at 8145 Baltimore Avenue, College Park, MD 20740, and noticed a food truck parked outside selling food. Also, there were four tables and chairs with patrons eating and drinking. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any provision(s) governing said license, which may include other violation(s) identified at the hear-

8. Dionicio Montero Castaneda, Co-

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

lishment until approximately

3:20am, and he noticed patrons were still being served alcohol at the time. This is a violation of RR #9 selling, furnishing, dispensing alcoholic beverages after 3:00am There is a prior violation for RR7, Consumption of Bottled Goods on Licensed Premises on 7/31/2022 an a fine of 7,500.00 The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hear-

- 10. Rhonda Hall, Managing Member, Ladies 1st Cigars, 402 Coventry Way, Clinton, Maryland 20735, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of an alleged violation of RR #58 A(2) and A(5) There shall be employed a sufficient number of chefs and /or cooks to prepare food at all hours that the establishment is open. The licensee shall not deviate from the operating conditions allowed and defined by the Board concerning the operation of the restaurant. The operating conditions of the establishment include but are not limited to the hours of operation, type of menu, availability of food, and the number of tables and chairs provided for patrons. & RR #37 (EJ Change in Mode of Operation (Permitting smoking in the establishment) To wit: On Thursday, November 30, 2023, at approximately 10:00pm, Inspector Farmer-Johnson of the Board of License Commissioners entered the Ladies First Cigars, located 6402 Coventry Way, Clinton, MD. While inside she ordered food but was advised the chef left and that they had no food to offer. Also, Inspector Farmer-Johnson noticed patrons smoking cigars inside the establishment. This is a direct violation of RR# 58 A(2) and A(5). Also, a violation of RR #37 (E) Changing mode of Operation. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
- 11. Otis L. Lonon, Resident, The Carolina Kitchen (Brandywine), 15812 Crain Highway Brandywine, Maryland 20613, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland and R.R. No. 11 of the Rules and Regulations for Prince George's County and RR#26 A (7) "The failure of any licensee to keep records required by the Maryland Code or by the Rules and/or Regulations of this Board or the refusal to allow inspection of such records by duly authorized persons". To wit; On Wednesday, November 29, 2023, at approximately son of the Prince George's County Board of License Commissioners conducted a Routine Inspection at 15812 Crain Highway, Brandy-Maryland (Carolina Kitchen). Inspector Farmer-Johnson observed two wine bottles with price stickers, which indicated the bottles were not purchased from a wholesaler. Álso, Inspector Farmer-Johnson asked the manager for invoices and no invoices can be provided. This is a violation of RR #11 purchasing alcoholic beverages form other than a wholesaler and RR #26 A(7) failure to keep records. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hear-
- 12. Aster Haileselassie, Member, Au thorized Person, National Golf Club at Tantallon, 300 St. Andrews Drive Fort Washington, Maryland 20744, Class C,ĞCC, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule 26 of the Rules and Regulations for Prince George's County. To wit; That on or about December 17, 2019, transfer application for a Class C,GCC, Beer, Wine and Liquor was filed, that on or about February 25, 2020, approval by the Board was granted to the issuance of the license; the license has not been placed in operation after 6 months following being granted approval. The li-censee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. Represented by Gregory Lee,

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, January 10, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980

BOARD OF LICENSE COMMISSIONERS

(12-28.1-4)

Attest: Terence Sheppard Director December 21, 2023

146160

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY C THORN

Notice is given that Dwight Thorn, whose address is 3002 Ritchie Marlboro Road, Upper Marlboro, MD 20774, was on September 12, 2023 appointed personal representative of the small estate of Dorothy C Thorn who died on February 13, 2020 with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

> DWIGHT THORN Personal Representative

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

Estate No. 130644

<u>146142</u> (12-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JACQUELINE THERESA WEBSTER

Notice is given that Cecelia Brady Hudley, whose address is 1910 Fit-tleworth Terrace, Upper Marlboro, MD 20774, was on June 23, 2023 ap-pointed personal representative of the small estate of Jacqueline Theresa Webster, who died on April 8, 2023 without a will. 8, 2023 without a will.

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

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

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

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

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

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

CECELIA BRADY HUDLEY Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 129693

146143 (12-28)

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Jonathan R Al-

ston, whose address is 2406 Lewis Avenue, Suitland, MD 20746, was on December 19, 2023 appointed personal representative of the small

estate of Pamela M Alston, who

died on September 9, 2023 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 representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills

within 30 days after the date of pub-

lication of this Notice. All persons

having an objection to the probate of

the will shall file their objections with the Register of Wills within six months after the date of publication

All persons having claims against the decedent must serve their claims

on the undersigned personal repre-

sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier

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

(2) Thirty days after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written notice, notifying the creditor that the claims will be barred unless the

creditor presents the claim within thirty days from the mailing or

Any claim not served or filed

within that time, or any extension provided by law, is unenforceable thereafter.

JONATHAN R ALSTON

Personal Representative

other delivery of the notice.

of the following dates:

IN THE ESTATE OF

a will.

of this Notice.

PAMELA M ALSTON

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAUL VINCENT ALLEN

Notice is given that Rhonda Allen, whose address is 1449 Nova Avenue, Capitol Heights, MD 20743, was on December 13, 2023 appointed personal representative of the small estate of Paul Vincent Allen, who died on April 16, 2022 without a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

RHONDA ALLEN Personal Representative

REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

> Estate No. 131690 (12-28)

146144

<u>146145</u>

REGISTER OF WILLS FOR Prince George's County

CERETA A. LEE

Upper Marlboro, MD 20773-1729 Estate No. 131649

(12-28)

THE PRINCE

GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

146162 (12-28,1-4,1-11)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the **Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 01/05/2024. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#10180 1985 CATALINA 26'8" BOAT USCG# 1075846 Name on Boat: TIGGER BOHEMIA BAY YACHT HARBOUR 1026 TOWN POINT RD CHESAPEAKE CITY

LOT#10193 2017 IEEP VIN# 1C4RJFBG0HC738747 HILLTOP AUTOMOTIVE 587 RITCHIE RD CAPITOL HEIGHTS

LOT#10224 2016 FORD VIN# 1FTYR2ZM5GKA90268 MIKE'S AUTO REPAIR INC 7466 NEW RDIGE RD HANOVER

LOT#10341 1975 TROJAN 36' BOAT MD# 8546Y HARBORVIEW MARINE CENTER 500 HARBORVIEW DR **BALTIMORE**

LOT#10351 1983 ODAY 29'11" BOAT MD# 4709AJ MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10371 1988 FORMULA 37'7" BOAT MO# 5484EF PAT'S AUTO & SPEED SHOP 20231 N. SNOWHILL MANOR RD LEXINGTON PARK

LOT#10417 2015 GENESIS VIN# KMHGN4JE8FU050949 HILLTOP AUTOMOTIVE 587 RITCHIE RD CAPITOL HEIGHTS

LOT#10444 1978 HUNTER 30' BOAT DL# 4676AL SHIPWRIGHT LLC 6047 HERRING BAY RD

LOT#10445 1974 ALLMAND 34' BOAT AK# 6191AT SHIPWRIGHT LLC 6047 HERRING BAY RD DEALE

LOT#10446 1995 CRUISERS 25' BOAT MD# 8207BT SHIPWRIGHT LLC 6047 HERRING BAY RD **DEALE**

LOT#10447 1998 BAYLINER 38'1" BOAT MD# 1169BZ SHIPWRIGHT LLC 6047 HERRING BAY RD DEALE

LOT#10450 2011 CHEVROLET VIN# 1G1ZE5E13BF266130 S&S AUTO REPAIR & TOWING 20126 B LEITERSBURG PIKE **HAGERSTOWN**

LOT#10454 2016 CHEVROLET VIN# 1GC4K0E86GF188038 S&S AUTO REPAIR & TOWING 20126 B LEITERSBURG PIKE HAGERSTOWN

LOT#10455 2019 HYUNDAI VIN# 3KPC24A31KE077848 CRG AUTO BODY & REPAIR 1221 TAFT ST ROCKVILLE

LOT#10456 MJ'S COLLISION CENTER 2801 W BELVEDERE AVE **BALTIMORE**

LOT#10457 1968 DODGE VIN# XP29H8B402647 AGE TO AGE AUTOMOTIVE 8625 OLD LEONARDTOWN RD HUGESVILLE

LOT#10458 2020 CHEVROLET VIN# 1GCWGAFG9L1214306 JG AUTO 10531 JONES RD **JOPPA**

LOT#10459 2007 LANDROVER VIN# SALSK25467A992619 MARIO'S AUTO REPAIR

4315 EASTERN AVE BALTIMORE

LOT#10460 2008 SCION VIN# JTKDE167180228588 MARIO'S AUTO REPAIR 4315 EASTERN AVE **BALTIMORE**

LOT#10461 2007 MERCEDES VIN# WDBRF92H27F916813 MARIO'S AUTO REPAIR 4315 EASTERN AVE **BALTIMORE**

LOT#10462 2015 TOYOTA VIN# JTMBFREVXFJ046521 AYT AUTO CLINIC 15007 MARLBORO PIKE UPPER MARLBORO

LOT#10464 2001 SUZUKI VIN# JS1GR7HA912105579 ATLANTIC CYCLE & POWER 4580 CRAIN HWY WHITE PLAINS

LOT#10465 2015 SUZUKI VIN# JS1GT78AXF2101047 ATLANTIC CYCLE & POWER 4580 CRAIN HWY WHITE PLAINS

LOT#10467 2006 HONDA VIN# 5FNRL38686B063706 ALLSTAR AUTOMOTIVE 127 2ND STREET LAUREL

LOT#10557 2017 CHRYSLER VIN# 2C4RC1BG6HR660513 LOTHIAN SUNOCO 5511 SOUTHERN MARYLAND BLVD LOTHIAN

LOT#10559 2014 KIA VIN# 5XYKUDA72EG520380 DARCARS KIA 4700 BRANCH AVE MARLOW HEIGHTS

LOT#10560 2013 KIA VIN# KNDPBCA26D7410504 DARCARS KIA 4700 BRANCH AVE MARLOW HEIGHTS

LOT#10561 2015 KIA VIN# KNDMC5C11F6034156 DARCARS KIA 4700 BRANCH AVE MARLOW HEIGHTS

LOT#10562 2014 KIA VIN# KNDJX3A52E7012337 DARCARS KIA 4700 BRANCH AVE MARLOW HEIGHTS

LOT#10563 2016 KIA VIN# 5XXGT4L32GG106333 DARCARS KIA 4700 BRANCH AVE MARLOW HEIGHTS

LOT#10564 2011 KIA VIN# 5XYKTDA25BG064491 DARCARS KIA 4700 BRANCH AVE MARLOW HEIGHTS

LOT#10565 2011 JEEP VIN# 1J4RS6GT2BC601720 WALDORF CHRYSLER IEEP 11755 BUSINESS PARK DR WALDORF

LOT#10566 2019 FORD VIN# 1FTEW1EP9KFD39663 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LOT#10567 2014 FORD VIN# 1FM5K7D88EGA07328 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#10568 2015 FORD VIN# 2FMTK4K98FBB56283 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LOT#10569 **2017 FORD** VIN# 3FA6P0PUXHR327800 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LOT#10570 2013 FORD VIN# 2FMDK3JC3DBB41182 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#10571 2019 FORD VIN# 1FMCU0GDXKUC47091 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LEGALS

v.

LOT#10572 2014 FORD VIN# 1FM5K8F84EGA78111 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LOT#10573 2022 FORD VIN# 1FT8W3DT2NEC83857 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

PUBLIC SALE The Auctioneer Reserves the right to post a minimum bid. TERMS OF SALE: CASH

Freestate Lien & Recovery Inc 610 Bayard Rd Lothian MD 20711 410-867-9079

146138 (12-21,12-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EMANUEL D COWAN**

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of

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.

JADE COWAN Personal Representative

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

Estate No. 131568 (12-21,12-28,1-4) 146105

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of June, 2024.

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

DIANE ALICE BUELL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130634 (12-28,1-4,1-11)146154

NOTICE

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

William A. Miller

6012 Hope Drive Temple Hills, MD 20748 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-00441

Notice is hereby given this 8th day of December, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 8th day of January, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$331,855.51. The property sold herein is known as 6012 Hope Drive, Temple Hills, MD 20748.

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

Mahasin El Amin, Clerk

146070 (12-14,12-21,12-28) THE

POST Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE TODAY!

PRINCE GEORGE'S

LEGALS

ORDER OF PUBLICATION

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

vs.

Plaintiff

MARILYN M CORDER, INDUSTRIAL BANK, JOHN GAMBLE, TRUSTEE, LINWOOD WHITE, TRUSTEE, PRINCE PLACE AT NORTHAMP-TON CONDO II, INC., PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

10017 CAMPUS WAY, UNIT 116 UPPER MARLBORO MD 20774

AND

Unknown Owner of the property 10017 CAMPUS WAY, UNIT 116 described as follows: Property Tax ID 13-1518927 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005526

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:

5,131 SQ FT & IMPS PRINCE PLACE AT UNIT 116 BLDG 16 Assmt 195,000 Lib and Fl 32640/346 and assessed to MARILYN M CORDER, also known as 10017 CAMPUS WAY, UNIT 116, UPPER MARLBORO MD 20774, Tax Account No. 13-1518927.

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 the remove this 5th day of De-

It is thereupon this 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above 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 146015 (12-14,12-21,12-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE 7302 BARLOWE ROAD HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Estate of Marjorie A. Breedlove, dated January 18, 2006, and recorded in Liber 24276 at folio 348 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JANUARY 9, 2024

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borne rower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #

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

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

LEGALS

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

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

2705 FALLING BROOK TERRACE HYATTSVILLE, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from John J Njinjoh and Odilia Njinjoh, dated December 22, 2006, and recorded in Liber 28576 at folio 243 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JANUARY 9, 2024

AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$44,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reintated or paid off the lean prior to the sale. The Substitute Trustees will stated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602973)

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

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

LUCY BOAMAH

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of

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

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

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

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

LAWRENCE OSEI-TUTU JAMES AKUETTEH Co-Personal Representatives

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

Estate No. 131299

146110 (12-21,12-28,1-4)

ORDER OF PUBLICATION

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

CASILDA CHOQUE; ELVIS S. HERNANDEZ; US BANK TRUST, NA NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O SELENE FINANCE LP; US BANK TRUST COMPANY, NA; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

1709 NORTON RD HYATTSVILLE MD 20783

AND

Unknown Owner of the property 1709 NORTON RD described as follows: Property Tax ID 17-1870377 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005481

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:

6,050 SQ FT & IMPS. PARKLAWN LOT 6 BLK H Assmt \$267,333 Lib and Fl 0/0 and assessed to CASILDA CHOQUE ET AL, also known as 1709 NORTON RD, HY-ATTSVILLE MD 20783, Tax Account No. 17-1870377.

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 4th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the input in part of the prince of the

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 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 146002 (12-14,12-21,12-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAPRI ANN CHAVIS

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of May, 2024.

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

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

IAMIE COUSINS Personal Representative

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

Estate No. 131411 146119 (12-21,12-28,1-4)

LEGALS

LM File No.: 2347-00001-J&Y Legal Group LLC

LEWIS MCDANIELS, LLC 50 Citizens Way

Frederick, Maryland 21701 ORDER OF PUBLICATION

J & Y Legal Group LLC, Plaintiff,

Advantage Realty 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 5,225.0000 Sq.Ft. Dillon Park Lot 13 Blk 4 Assmt \$45,167 Lib 43163 Fl 162 and being identified on the Tax Roll as Parcel ID: 06-0457952, and which may be known as 1913 Billings Ave., Capital 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 5,225.0000 Sq.Ft. Dillon Park Lot 13 Blk 4 Assmt \$45,167 Lib 43163 Fl 162 and being identified on the Tax Roll as Parcel ID: 06-0457952, and which may be known as 1913 Billings Ave., Capital Heights, MD 20743, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005511 (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 5,225.0000 Sq.Ft. Dillon Park Lot 13 Blk 4 Assmt \$45,167 Lib 43163 Fl 162 and being identified on the Tax Roll as Parcel ID: 06-0457952, and which may be known as 1913 Billings Ave., Capital Heights, MD 20743.

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

It is thereupon this 5th day of December, 2023, 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 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vest-ing 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

146004 (12-14,12-21,12-28)

LEGALS

LM File No.: 2347-00007-J&Y Legal LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR

GEORGE LINDSAY,

Plaintiff,

Benjamin F. Fantroy, Sr., Personal Representative of the Estate of Shirley Lee Fantroy; The testate and intestate successors of Shirley Fantroy, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described Heights 4,000.0000 Sq.Ft. North Fairmont Hei Lot 26 Blk B Assmt \$41,667 Lib 06871 Fl 505 and being identified on the Tax Roll as Parcel ID: 18-2056166, and which may be known as Vacant lot on 59th Ave., Capital 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 Heights 4,000.0000 Sq.Ft. North Fairmont Hei Lot 26 Blk B Assmt \$41,667 Lib 06871 Fl 505 and being identified on the Tax Roll as Parcel ID: 18-2056166, and which may be known as Vacant lot on 59th Ave., Capital Heights, MD 20743,

LEWIS MCDANIELS, LLC

50 Citizens Way

Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION

J & Y Legal Group LLC,

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005513 (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 Heights 4,000.0000 Sq.Ft. North Fairmont Hei Lot 26 Blk B Assmt \$41,667 Lib 06871 Fl 505 and being identified on the Tax Roll as Parcel ID: 18-2056166, and which may be known as Vacant lot on 59th Ave., Capital Heights, MD 20743.

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

It is thereupon this 5th day of December, 2023, 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 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and 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

(12-14,12-21,12-28) 146009

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RENEE BARLEY

Notice is given that Tapriece N Patterson, whose address is 6962 Sparks Court, Bryans Road, MD 20616, was on November 20, 2023 appointed Personal Representative of the estate of Renee Barley, who died on August 5, 2022 without a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of

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 ob-tained from the Register of Wills.

TAPRIECE N PATTERSON Personal Representative

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

146106

Estate No. 126377 (12-21.12-28.1-4)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC COCKEYSVILLE, MARYLAND

Plaintiff

PRINCE GEORGE'S COUNTY, MARYLAND

All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

5002 BARNABY LN OXON HILL MD 20745 Unknown Owner of the property 5002 BARNABY LN described as follows: Property Tax ID 12-1251123 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-Defendants

IN THE CIRCUIT COURT OF

MARYLAND FOR

PRINCE GEORGE'S COUNTY

CASE NO.: C-16-CV-23-005496

Maryland, sold by the Collector of

County and known as:

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 Defendants.

Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: SW HALF LOT 15 18,962 SQ.FT. & IMPS BARNABY MANOR OAKS Assmt \$267,300 Lib and Fl 35758/223 and assessed GEORGE LINDSAY and, also

> No. 12-1251123. 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

known as 5002 BARNABY LN, OXON HILL MD 20745 Tax Account

of sale has expired. It is thereupon this 5th day of December, 2023, by the Circuit Court

for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and rethe 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28) 146034

LEGALS

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

HALLOWAY HOLDINGS, LLC; PRINCE GEORGE'S COUNTY, **MARYLAND**

AND

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

3133 PYLES DR UPPER MARLBORO MD 20774

Unknown Owner of the property 3133 PYLES DR described as follows: Property Tax ID 15-1725076 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005484

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:

25,223 SQ FT & IMPS. ROBSHIRE ACRES LOT 4 BLK G Assmt \$243,000 Lib and Fl 45424/100 and assessed to HALLOWAY HOLD-INGS, LLC, also known as 3133 PYLES DR, UPPER MARLBORO MD 20774, Tax Account No. 15-

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 4th day of December, 2023, 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 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and re-deem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(12-14,12-21,12-28)

146003

ORDER OF PUBLICATION

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

Plaintiff

PHILIP A TAZI,, PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

6002 CAMILLO CT RIVERDALE MD 20737

AND

Unknown Owner of the property 6002 CAMILLO CT described as follows: Property Tax ID 21-2755908 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005506

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:

6534 SQ FT & IMPS PARKCREST LOT 16 Assmt \$443,067 Lib and Fl 11168/17 and assessed to PHILIP \boldsymbol{A} also known as 6002 CAMILLO CT, RIVERDALE MD 20737 Tax Account No. 21-2755908.

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 5th day of December, 2023, by the Circuit Court

for Prince George's County:
ORDERED, That notice be given y the insertion of a copy of this Order in some newspaper having a eneral circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28)

146037

The Prince George's Post

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

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

4301 19TH AVENUE TEMPLE HILLS, MD 20748

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

JANUARY 9, 2024 AT 11:30AM

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

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

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

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

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

146090

LEGALS

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

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

15904 LITTON LANE ACCOKEEK, MD 20607

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

JANUARY 9, 2024 AT 11:30AM

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

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

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

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

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

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

LEGALS

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

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

5104 WHITTINGTON LANE **UPPER MARLBORO, MD 20772**

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

JANUARY 9, 2024 AT 11:30AM

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

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

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

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

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

LEGALS

Plaintiff

LEGALS

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

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

2705 PORTER AVENUE SUITLAND, MD 20746

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

JANUARY 9, 2024 AT 11:30AM

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

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

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

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

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

146093

ORDER OF PUBLICATION

Sentel Construction & Remodeling

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

Karen Y. Steele; Prince Georges County, MD any and all unknown owners of the property and premises situate in Prince Georges County, Maryland described as Outlet A 4,800.000 Sq. Ft Dupont Heights-Ka Assmt \$567 Lib 10992 F1

In the Circuit Court for Case No. C-16-CV-23-005703 (TAX SALE)

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

described as Outlet A 4,800.000 Sq. Ft Dupont Heights-Ka Assmt \$567 Lib 10992 F1 331

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

It is thereupon this 18th day of December, 2023, 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) successive weeks, the last insertion on or before the 12th day of January, 2024, warning all persons interested in the property to appear in this Court by the 20th day of February, 2024, and redeem the property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk

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

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC

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

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

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

Defendants.

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

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

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

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

It is thereupon this 19th day of December, 2023, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February, 2024, and redeem the property with Parcel Identification Number 13-1410141 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk

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

THIS COULD BE

YOUR AD!

Call 301-627-0900

ORDER OF PUBLICATION

C/O KENNY LAW GROUP, LLC

VS.

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

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

15108 NASHUA LN

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

ORDER OF PUBLICATION

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

COCKEYSVILLE, MARYLAND

ROBERT THOMAS DULANEY, JR

PRINCE GEORGE'S COUNTY,

All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

vs.

County and known as:

14306 DUCKETT RD

BRANDYWINE MD 20613

MARYLAND

AND

AND

Defendants

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

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

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

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

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and 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 146080 (12-21,12-28,1-4)

MUNICIPAL INVESTMENTS, LLC

Plaintiff

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

BOWIE MD 20716

AND

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

Defendants

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

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

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

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

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of re-demption in the property, and vest-ing in the Plaintiff a title, free and

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

True Copy—Test: Mahasin El Amin, Clerk 146083 (12-21,12-28,1-4)

clear of all encumbrances.

NO EXCEPTIONS**

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

The Prince George's Post

EARLY PUBLICATION DEADLINE

Thursday, January 4th, 2024 Edition:

Deadline for ALL LEGAL ADVERTISING

SUBMISSIONS AND CANCELLATIONS:

**12:00 NOON on FRIDAY 12/29/2023.

ORDER OF PUBLICATION

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

Plaintiff

TL AND AV SOLUTIONS MAN-AGEMENT, LLC; NEYER A. TORRÍCO; SANDY SPRING BANK; MARY ASBURY, TRUSTEE; BARBARA A. NIXON, TRUSTEE; PRINCE GEORGE'S COUNTY, MARYLAND

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

3525 MANORWOOD DR HYATTSVILLE MD 20782

Unknown Owner of the property 3525 MANORWOOD DR described as follows: Property Tax ID 16-1815836 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005490

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

2,434 SQ FT & IMPS WOOD MANOR LOT 19 BLK C Assmt \$265,467 Lib and Fl 7738/782 and assessed to TL AND AV SOLU-TIONS MANAGEMENT, LLC and NEYER A. TORRICO, also known as 3525 MANORWOOD DR, HY-ATTSVILLE MD 20782 Tax Account No. 16-1815836.

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 5th day of December, 2023, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146032 (12-14,12-21,12-28)

> Kathryn A. Whitehead, Esq. 109 Camden Street Salisbury, Maryland 21801 410-543-2240

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

CAROL ANN HALSO

Notice is given that Carolyn Halso, whose address is 32531 Herring Wood Drive, Dagsboro, DE 19939, was on November 17, 2023 appointed Personal Representative of the estate of Carol Ann Halso, who died on October 11, 2023 with-

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or y 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

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.

CAROLYN HALSO Personal Representative

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

> Estate No. 131414 (12-14,12-21,12-28)

ORDER OF PUBLICATION

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

Plaintiff

KHARI JAREL GIBSON IRREVO-CABLE SUPPLEMENTAL NEEDS TRUST. GLEN ALLEN HOMEOWNERS ASSOCIATION, INC., FED FUNDING MORTGAGE COR-PORATION FKA FEDERAL FUNDING MORT-GAGE CORPORATION, JIM FRATANGELO, 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:

3306 ALMADEN CT BOWIE MD 20716

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005483

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:

10543 SQ FT & IMPS MITCHEL-LVILLE EAST LOT 6 BLK Q Assmt 427,900 Lib and Fl 22064/26 and assessed to KHARI JAREL GIBSON IRREVOCABLE SUPPLEMENTAL NEEDS TRUST, also known as 3306 ALMADEN CT, BOWIE MD 20716

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 5th day of December, 2023, by the Circuit Court

Order in some newspaper having a general circulation in Prince George's County once a week for fore the 29th day of December, 2023. property to appear in this Court by the 6th day of February, 2024 and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

Christopher J Martin 1 Research Court Suite 450 Rockville, MD 20850

240-670-5522 NOTICE OF APPOINTMENT

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

NOTICE TO CREDITORS

14914 Dennington Drive, Bowie, MD 20721, was on November 27, 2023 appointed Personal Represen-

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

tative of the estate of Barba Maulana

Koroma, who died on July 26, 2019

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

(1) Six months from the date of the

delivers to the creditor a copy of this published notice or other written the claim will be barred unless the creditor presents the claims within other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable

PATRICIA ADAMA KOROMA Personal Representative

REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

Estate No. 114583

(12-14,12-21,12-28)

LM File No.: 2347-00005-J&Y Legal

Plaintiff,

LEGALS

Group LLC LEWIS MCDANIELS, LLC 50 Citizens Way

Suite 305 Frederick, Maryland 21701

ORDER OF PUBLICATION J & Y Legal Group LLC,

Carter Bey Investments; 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 212.214 7,200.0000 Sq.Ft. Cedar Heights Assmt \$42,167 Lib 42733 Fl 257 and being identi-fied on the Tax Roll as Parcel ID: 18-2042638, and which may be known as 6213 Kolb St., Capital 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 212.214 7,200.0000 Sq.Ft. Cedar Heights Assmt \$42,167 Lib 42733 Fl 257 and being identified on the Tax Roll as Parcel ID: 18-2042638, and which may be known as 6213 Kolb St., Capital Heights, MD 20743,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005445 (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

described as Lots 212.214 7,200.0000 Sq.Ft. Cedar Heights Assmt \$42,167 Lib 42733 Fl 257 and being identified on the Tax Roll as Parcel ID: 18-2042638, and which may be known as 6213 Kolb St., Capital Heights,

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

It is thereupon this 5th day of December, 2023, by the Circuit Court for Prince George's County, Mary-

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 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and

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

True Copy—Test: Mahasin El Amin, Clerk

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Mark Womack, whose address is 1505 Bryan Court, Waldorf, Maryland 20602, was on December 4, 2023 appointed Personal Representative of the estate of Beverly Ann Womack, who died on November 27, 2023 without

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of

June, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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 WOMACK

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

Estate No. 131565 146063 (12-14,12-21,12-28)

LM File No.: 2347-00006-J&Y Legal Group LLC

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION

J & Y Legal Group LLC, Plaintiff,

The testate and intestate successors of Johnny G. Dobson, deceased, and all persons claiming by, through, or under the decedent; Harry C. Dobson, Co-Personal Representative of the Estate of Johnny Gene Dobson; Peggy McCann, Co-Personal Representative of the Estate of Johnny Gene Dobson; 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 22 23 4,030.0000 Sq.Ft. Dean-wood Park Blk B Assmt \$41,667 Lib 47857 Fl 502 and being identified on the Tax Roll as Parcel ID: 18-2013373, and which may be known as 4729 Mann St., Capital 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 22 23 4,030.0000 Sq.Ft. Deanwood Park Blk B Assmt \$41,667 Lib 47857 Fl 502 and being identified on the Tax Roll as Parcel ID: 18-2013373, and which may be known as 4729 Mann St., Capital Heights, MD 20743,

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005397 (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 22 23 4,030.0000 Sq.Ft. Deanwood Park Blk B Assmt \$41,667 Lib 47857 Fl 502 and being identified on the Tax Roll as Parcel ID: 18-2013373, and which may be known as 4729 Mann St., Capital Heights, MD 20743.

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

It is thereupon this 5th day of December, 2023, 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 for three weeks, the last insertion on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and 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 Él Amin, Clerk

146039 (12-14,12-21,12-28)

ORDER OF PUBLICATION

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

Plaintiff

TIONA HARRISON, PRINCE GEORGE'S COUNTY, MARYLAND

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

5111 FABLE ST CAPITOL HEIGHTS MD 20743

County and known as:

AND

Unknown Owner of the property 5111 FABLE ST described as follows: Property Tax ID 18-2015956 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005499

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 1 EX 50 SQ FT LOTS 2.3 5,950

LEGALS

HEIGHTS BLK 36 Assmt \$229,233 Lib and Fl 9150/479 and assessed to TIONA HARRISON, also known as 5111 FABLE ST, CAPITOL HEIGHTS MD 20743 Tax Account No. 18-2015956.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28)

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

Plaintiff

SHUAI YUAN; XIAONING HE; PRINCE GEORGE'S COUNTY, MARYLAND

vs.

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

3310 RUTGERS ST HYATTSVILLE MD 20783

Unknown Owner of the property 3310 RUTGERS ST described as follows: Property Tax ID 17-1930908 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005488

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

(TWN ANNEX 200 6-03 2007); 9,550 SQ FT & IMPS. UNIVERSITY HILLS LOT 4 BLK K Assmt \$308,000 Lib and Fl 31117/1 and assessed to SHUAI YUAN and XI-AONING HE, also known as 3310 RUTGERS ST, HYATTSVILLE MD 20783 Tax Account No. 17-1930908.

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 5th day of December, 2023, by the Circuit Court

for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28) 146031

LEGALS

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

Plaintiff

5904 LOWERY LANE, LLC; THE PLUS PROPERTIES LLC PROFIT SHARING PLAN; JUN KIM, ESQ., TRUSTEE; WILBURN, **FRANCES** TRUSTEE; PRINCE GEORGE'S COUNTY,

MARYLAND

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

5904 LOWERY LN UPPER MARLBORO MD 20772

Unknown Owner of the property 5904 LOWERY LN described as follows: Property Tax ID 15-1729052 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005505

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

2.48 ACRES. & IMPS FEDERAL SPRINGS ES LOT 37 Assmt \$540,000 Lib and Fl 46176/570 and assessed to 5904 LOWERY LANE, LLC, also known as 5904 LOWERY LN, UPPER MARLBORO MD 20772, Tax Account No. 15-1729052.

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 5th day of December, 2023, by the Circuit Court

for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28) 146036

LEGALS ORDER OF PUBLICATION

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

vs. CHIENMEI CHU;

Plaintiff

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

MARYLAND

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

County and known as: 9207 ETHAN CT

LAUREL MD 20708

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

Defendants

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

CASE NO.: C-16-CV-23-005702

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 18th day of December, 2023, by the Circuit Court

for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 12th day of January, 2024,

warning all persons interested in the property to appear in this Court by the 20th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146136 (12-28,1-4,1-11)

146062

PRINCE GEORGE'S COUNTY, MARYLAND

Unknown Owner of the property 3306 ALMADEN CT described as follows: Property Tax ID 07-0769125 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-

Tax Account No. 07-0769125.

for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this (3) successive weeks on or bewarning all persons interested in the

True Copy—Test: Mahasin El Amin, Clerk 146030 (12-14,12-21,12-28)

BARBA MAULANA KOROMA Notice is given that Patricia Adama Koroma, whose address is

without a will. by contacting the personal representative or the attorney.

the following dates:

decedent's death; or (2) Two months after the personal representative mails or otherwise notice, notifying the creditor that two months from the mailing or

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

146067

State of Maryland:

ORDERED, that notice be given be entered

clear of all encumbrances. MAHASIN EL AMIN

(12-14,12-21,12-28)

IN THE ESTATE OF BEVERLY ANN WOMACK

by contacting the personal representative or the attorney.

(2) Two months after the personal

Personal Representative

SQ FT & IMPS GR CAPITOL

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

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

12235 FLETCHERTOWN ROAD **BOWIE, MD 20720**

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

JANUARY 16, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical posse

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

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

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

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

LEGALS

146131

146132

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

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

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

By authority contained in a Deed of Trust dated January 5, 2016 and recorded in Liber 37936, Folio 318, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$351,129.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Ciruit 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

JANUARY 16, 2024 AT 11:30AM

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

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

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

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

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

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALDA RICHARDS BRATCHER

Notice is given that BEWANDA B. ALEXANDER, whose address is 1907 Arbor Hill Lane, Bowie, MD 20716, was on December 5, 2023 appointed Personal Representative of the estate of Alda Richards Bratcher, who died on October 10, 2023 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

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

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

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

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

BEWANDA B ALEXANDER Personal Representative

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAURICE THOMPSON

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

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

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

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

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

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

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

NICOLE THOMPSON Personal Representative

<u>146104</u>

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

1099 WINTERSON ROAD,SUITE 301 LINTHICUM HEIGHTS, MD 21090

www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

REAL PROPERTY

6511 FOSTER STREET

DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated September 25, 2017

and recorded in Liber 40378, Folio 73, and re-recorded at Liber 43697, Folio 147, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$191,798.00, and an interest rate of 3.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince

George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of

Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur

JANUARY 2, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the afore-

Terms of Sale: The property will be sold "as is" subject to any condi-

tions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$18,000.00 by certified funds

only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settle-

ment is delayed for ANY reason, there shall be no abatement of interest

or taxes. All private utility, water and sewer facilities charges, front foot

benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation

taxes, and all other costs incident to settlement, shall be borne by pur-

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the

terms of sale, the Trustee may declare the entire deposit forfeited and

resell the property at the risk and expense of defaulting purchaser, who

agrees to pay reasonable attorneys fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any

paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer

determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

Substitute Trustees

Tidewater Auctions, LLC

chaser. Purchaser shall be responsible for obtaining physical posse

at time previously scheduled, on next day that court sits], on

said Deed of Trust. The property is improved by a dwelling.

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

Estate No. 129911

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

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF CRAIG LAWRENCE FOURNIER

Notice is given that Karen S

Fournier, whose address is 203

Yardley Square, Staunton, VA 24401, was on November 17, 2023 ap-

pointed Personal Representative of

the estate of Craig Lawrence Fournier, who died on October 27,

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 17th 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

other delivery of the notice.

KAREN S FOURNIER

Personal Representative

2023 without a will.

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 DANIEL JEFFREY HICKS SR AKA: DANIEL J HICKS SR

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of June, 2024.

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

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

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

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

> MARY E MAZETIS Personal Representative

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

Estate No. 130257

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

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

<u>146108</u>

Estate No. 131416

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

(12-21,12-28,1-4) 146107

LEGALS

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

www.cgd-law.com/sales

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

5110 LUDLOW DRIVE **TEMPLE HILLS, MD 20748**

By authority contained in a Deed of Trust dated December 30, 2015 and recorded in Liber 37806, Folio 238, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$317,460.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Ciruit 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

JANUARY 2, 2024 AT 11:30AM

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

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

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

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

(410) 825-2900 www.tidewaterauctions.com

(12-14,12-21,12-28)

(12-14,12-21,12-28)

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ORDER OF PUBLICATION

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

Plaintiff

DOUGLAS HARVEY PRINCE GEORGE'S COUNTY,

vs.

MARYLAND

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

1216 LARCHMONT AVE CAPITOL HEIGHTS MD 20743

Unknown Owner of the property 1216 LARCHMONT AVE described as follows: Property Tax ID 18-2008365 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005469

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:

LOTS 67.68 4,000 SQ FT & IMPS GR CAPITOL HEIGHTS BLK 48 Assmt \$166,600 Lib and Fl 6260/982 and assessed to DOUGLAS HARVEY, also known as 1216 LARCHMONT AVE, CAPITOL HEIGHTS MD 20743 Tax Account No. 18-2008365.

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 5th day of December, 2023, by the Circuit Court

for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince eorge's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above 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

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

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28) 146020

ORDER OF PUBLICATION

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

vs.

THE ESTATE OF LILLIE D. COLEMAN, NIERRIE COLEMAN, PERSONAL REP.; PRINCE GEORGE'S COUNTY, MARYLAND

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

1414 FARMINGDALE AVE CAPITOL HEIGHTS MD 20743

Unknown Owner of the property 1414 FARMINGDALE AVE described as follows: Property Tax ID 18-2098945 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005470

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:

6,004~SQ~FT~CHAPEL~OAKS~LOT~2BLK EYE Assmt \$199,967 Lib and Fl 4486/375 and assessed to LILLIE D. COLEMAN and CHARLES R. SPENC., PERSONAL REP., also known as 1414 FARMINGDALE AVE, CAPITOL HEIGHTS MD 20743 Tax Account No. 18-2098945.

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 5th day of December, 2023, by the Circuit Court

for Prince George's County: **ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28) 146021

Prince George's County, Maryland

LEGALS

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

Plaintiff

VS.

ORDER OF PUBLICATION

THE ESTATE OF **EVELYN** LENORA HOLLAND; SIGNAL FINANCIAL FEDERAL CREDIT UNION; FRANCOIS VERLEYSEN, TRUSTEE;

PRINCE GEORGE'S COUNTY, MARYLAND

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

1504 PEBBLE BEACH DR BOWIE MD 20721

AND

Unknown Owner of the property 1504 PEBBLE BEACH DR described as follows: Property Tax ID 13-1511468 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005471

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:

10,376 SO FT & IMPS NEWBRIDGE PLAT 7 LOT 4 BLK EYE Assmt \$367.833 Lib and Fl 6785/874 and assessed to HUNDEMER ROBERT W JR ETAL, also known as 1504 PEBBLE BEACH DR, BOWIE MD 20721 Tax Account No. 13-1511468.

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 5th day of December, 2023, by the Circuit Court

for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or because 12 or 12 fore the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146022 (12-14,12-21,12-28)

ORDER OF PUBLICATION

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

> Plaintiff vs.

ARTHUR WASHINGTON; MARY B. WASHINGTON; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

2104 INGRAHAM ST HYATTSVILLE MD 20782

Unknown Owner of the property 2104 INGRAHAM ST described as follows: Property Tax ID 17-1931138 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005472

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:

7377 SQ FT & IMPS. AVONDALE TERRACE LOT 6 BLK D Assmt \$333,700 Lib and Fl 4700/638 and assessed to ARTHUR C. WASH-INGTON and MARY B. WASHINGalso known as 2104 INGRAHAM ST, HYATTSVILLE MD 20782 Tax Account No. 17-1931138.

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 5th day of December, 2023, 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 eorge's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 146023 (12-14,12-21,12-28)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF SHIRLEY ANN RINEHART-GUEST

Notice is given that Steffanie Johnson, whose address is 11612 Stewart

Lane, Apt. 101, Silver Spring, MD 20904, was on December 1, 2023 ap-pointed Personal Representative of

the estate of Shirley Ann Rinehart-

Guest who died on November 11, 2023 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 1st day of June, 2024.

LEGALS

LEGALS

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

VS.

Plaintiff

JOSE S URQUILLA; BLANCA D. URQUILLA; PRINCE GEORGE'S COUNTY,

AND

MARYLAND

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

2123 RUATAN ST HYATTSVILLE MD 20783

Unknown Owner of the property 2123 RUATAN ST described as follows: Property Tax ID 17-1908813 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005473

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:

8,802 SQ FT & IMPS. ADELPHI HILLS LOT 10 BLK E Assmt \$285,800 Lib and Fl 14529/478 and assessed to JOSE S URQUILLA and BLANCA D. URQUILLA, also known as 2123 RUATAN ST, HY-ATTSVILLE MD 20783 Tax Account No. 17-1908813.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the incertion of a copy of this

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28) 146024

> Cecilia R Jones 5335 Wisconsin Ave NW Suite 440 Washington, DC 20015 202-274-1820

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED ANTHONY PRESTON MCCASKILL

Notice is given that Larae Mc-Caskill, whose address is 9201 Linhurst Dr, Clinton, MD 20735, was on November 30, 2023 appointed Personal Representative of the estate of Anthony Preston McCaskill, who died on August 7, 2023 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 30th day of May, 2024.

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

LARAE MCCASKILL Personal Representative

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

(12-14,12-21,12-28)

ORDER OF PUBLICATION

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

Plaintiff

ALICE M. SZULIST LIVING TRUST D. 5/12/11; PRINCE GEORGE'S COUNTY,

AND

MARYLAND

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

2515 KENHILL DR BOWIE MD 20715

Unknown Owner of the property 2515 KENHILL DR described as follows: Property Tax ID 07-0715425 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005475

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:

13,201 SQ FT & IMPS. KENIL-WORTH AT LOT 2 BLK 95 Assmt \$322,300 Lib and Fl 35582/127 and assessed to ALICE M. SZULIST LIVING, also known as 2515 KEN-HILL DR, BOWIE MD 20715 Tax Account No. 07-0715425.

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 5th day of December, 2023, by the Circuit Court

for Prince George's County: **ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince eorge's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

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

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28) 146025

Borsoni & Cooney, LLC Teresa M. Cooney, Esq. 2500 Wallington Way, Ste 102 Marriottsville, MD 21104 410-442-1088

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTINE C. WILLS

Notice is given that James C Wills, whose address is 11302 Attingham Lane, Glenn Dale, MD 20769, was on November 15, 2023 appointed Personal Representative of the estate of Waltine C. Wills, who died on August 15, 2023 without a will.

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

Further information can be ob-

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, 2024.

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

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

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

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

JAMES C. WILLS Personal Representative

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

Estate No. 131301

LEGALS

Plaintiff

ORDER OF PUBLICATION

BY POSTING ERIKA BENITEZ BENITEZ

JOSE ANGEL CORTEZ

ZALDORIA

That

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

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

the Defendant,

ANGEL CORTEZ ZALDORÍA, is

Case No. C-16-FM-23-004261

hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUS-TODY and stating that the Defendant's last known address is 8739 CARROLL AVENUE, SILVER SPRING, MD 20903, and therefore it

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

By posting notice in a newspape

or publication of general circulation published in Prince George's County, Maryland for three consecutive weeks and provide proof of publication to the Court; and it is ORDERED, said posting to be completed by the 18th day of Janu-

ary, 2024, and it is further; ORDERED that the DEFENDANT, JOSE ANGEL CORTEZ ZALDORIA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 17th DAY OF FEBRUARY, 2024, MAY RESULT IN THE CASE PROCEED-ING AGAINST HIM/ HER BY DE-FAULT.

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF REGINALD EUGENE BROOKS Notice is given that Quintin Paschall, whose address is 1410 Morris Road SE, Washington, DC 20020, was on November 13, 2023 appointed Personal Representative of the estate of Reginald Eugene Brooks, who died on July 14, 2023

without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 13th day of May, 2024. 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.

QUINTIN PASCHALL Personal Representative

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

> Estate No. 131314 (12-21,12-28,1-4)

146109

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF PATRICIA RAMDASS Notice is given that Shekira Ram-Ass, whose address is 843 Faraway Court, Bowie, MD 20721, was on November 15, 2023 appointed Personal Representative of the estate of Patri-

cia Ramdass who died on October 22, 2023 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection

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

their objections with the Register of Wills on or before the 15th day of May, 2024. 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.

SHEKIRA RAMDASS

146057

Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 131396

(12-14,12-21,12-28)

Estate No. 131505 146058 (12-14,12-21,12-28)

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

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.

STEFFANIE JOHNSON Personal Representative

CERETA A. LEE

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

146059

UPPER MARLBORO, MD 20773-1729

Estate No. 130866

146060

(12-14,12-21,12-28)

ORDER OF PUBLICATION

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

Plaintiff

DARIAN L MORGAN; HAMLET WOODS CONDOMINIUM, PRINCE GEORGE'S COUNTY,

AND

MARYLAND

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

4416 BLUE HERON WAY, U 4416 BLADENSBURG MD 20710

AND

Unknown Owner of the property 4416 BLUE HERON WAY, U 4416 described as follows: Property Tax ID 02-3245339 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005494

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:

5,535 SQ FT & IMPS. HAMLET WOODS A CON UNIT 4416 Assmt \$211,267 Lib and Fl 13259/203 and assessed to DARIAN L MORGAN, also known as 4416 BLUE HERON WAY, U 4416, BLADENSBURG MD 20710 Tax Account No. 02-3245339.

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 5th day of December, 2023, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given

y the insertion of a copy of this Order in some newspaper having a general circulation in Prince eorge's County once a week for three (3) successive weeks on or be-fore the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28) 146033

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED ROBERT WILLIAMS

Notice is given that Robert Gunthard, whose address is 477 Blackberry Lane, McConnellsburg, PA 17233, and Debra Williams, whose address is 11410 Grago Dr, Fort Washington, MD 20744, were on November 15, 2023 appointed Co-Personal Representatives of the estate of Robert Williams, who died on October 10, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 15th day of May, 2024.

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

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

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

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

ROBERT GUNTHARD DEBRA WILLIAMS Co-Personal Representatives

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

146069

Estate No. 131399

ORDER OF PUBLICATION

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

Plaintiff

THE ESTATE OF ELOISE KING. S/O: ARTHUR BUTTS, PERSONAL REPRESENTATIVE TRUIST BANK; JOVETTA WOODARD, TRUSTEE; PATRICIA ROBINSON, TRUSTEE; A & C BUILDERS, INC.;

JAMES C. LOCKARD, TRUSTEE; JOHN J. SIMMONS, TRUSTEE; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

2813 OXON PARK ST TEMPLE HILLS MD 20748

AND

Unknown Owner of the property 2813 OXON PARK ST described as follows: Property Tax ID 06-0513663 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005478

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:

6,905 SQ FT & IMPS. KING JOHN B. & ELOISE GOOD HOPE HILLS LOT 147 BLK F Assmt \$240,000 Lib and Fl 4822/816 and assessed to KING JOHN B. & ELOISE, also known as 2813 OXON PARK ST, TEMPLE HILLS MD 20748 Tax Account No. 06-0513663.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by deem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146027 (12-14,12-21,12-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RODERICK ANTON COLE, JR.

Notice is given that Nora Gaines, whose address is 5480 S. Cornell Ave Apt 301, Chicago, IL 60615, was on November 30, 2023 appointed Personal Representative of the estate of Roderick Anton Cole, Jr., who died on March 26, 2023 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of May, 2024.

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

NORA GAINES Personal Representative

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

Estate No. 129827

ORDER OF PUBLICATION

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

vs.

Plaintiff

LEGALS

FUNKE OLOYEDE; U.S. BANK, N.A., AS TRUSTEE FOR HOME EQUITY ASSET TRUST 2006-4 HOME EQUITY PASS THROUGH CERTIFICATES, SERIES 2006-4; MARK H. WITTSTADT, TRUSTEE; GERARD WM. WITTSTADT, JR.,

PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

2919 CHEVERLY OAKS CT HYATTSVILLE MD 20785

AND

Unknown Owner of the property 2919 CHEVERLY OAKS CT described as follows: Property Tax ID 02-0129478 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005480

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:

6,881 SQ FT & IMPS.CHEVERLY OAKS I-PL LOT 13 BLK B Assmt \$392,500 Lib and Fl 14031/553 and assessed to FUNKE OLOYEDE, also known as 2919 CHEVERLY OAKS CT, HYATTSVILLE MD 20785 Tax Account No. 02-0129478.

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 5th day of December, 2023, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the nnear in this Cou the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-14,12-21,12-28) 146028

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ETHEL S HORTON

Notice is given that Gail Forbes, whose address is 12306 Justice Place, Glenn Dale, MD 20769, was on November 30, 2023 appointed Personal Representative of the estate of Ethel S Horton who died on October 30, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of May, 2024.

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.

GAIL FORBES Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 131429 ROSEDALE TOWNS HOME OWNERS ASSOCIATION; DUNHILL UTILITIES, LLC; TRUIST BANK FKA SUNTRUST BANK, NA; DEBBIE MARSTEINER, TRUSTEE; PATRICIA HARVEY, TRUSTEE; PRINCE GEORGE'S COUNTY, MARYLAND

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC

C/O KENNY LAW GROUP, LLC

11426 YORK ROAD, 1ST FLOOR

COCKEYSVILLE, MARYLAND

vs.

IAN DAVIS;

JESSICA NZOMO;

AND

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

3114 GALLOP WAY FORT WASHINGTON MD 20744

AND

Unknown Owner of the property 3114 GALLOP WAY described as follows: Property Tax ID 12-3524428 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005482

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:

1800 SQ FT ROSEDALE ESTATES I LOT 18 BLK A Assmt \$307,333 Lib and Fl 44722/174 and assessed to IAN DAVIS ET AL, also known as 3114 GALLOP WAY, FORT WASH-INGTON MD 20744 Tax Account No. 12-3524428.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a circulation in Prince general George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the ppear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 146029 (12-14,12-21,12-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BENNIE JEAN MARTIN

Notice is given that James Jennings III, whose address is 16109 Penn Manor Lane, Bowie, MD 20716, was on December 1, 2023 appointed Personal Representative of the estate of Bennie Jean Martin who died on October 16, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of June, 2024.

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.

JAMES JENNINGS III Personal Representative

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

Estate No. 131545

LEGALS

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

VS.

Plaintiff

ALEC J GUDGER; EMMA GUDGER; ARGENT MORTGAGE COMPANY,

VALORIE KACHERIAN, TRUSTEE; PRINCE GEORGE'S COUNTY, MARYLAND

AND

Plaintiff

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

2705 SHAWN CT FORT WASHINGTON MD 20744

Unknown Owner of the property 2705 SHAWN CT described as follows: Property Tax ID 05-0297499 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-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005477

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:

ESTATES; 10,000 SQ FT & IMPS ROSE VALLEY ESTATE LOT 19 BLK S Assmt \$327,567 Lib and Fl 22061/457 and assessed to ALEC J GUDGER and EMMA GUDGER, also known as 2705 SHAWN CT. FORT WASHINGTON MD 20744 Tax Account No. 05-0297499

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 5th day of December, 2023, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and re-

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

deem the property described above and answer the Complaint or there-

after a Final Judgment will be en-

tered foreclosing all rights of redemption in the property, and

True Copy—Test: Mahasin El Amin, Clerk 146026 (12-14,12-21,12-28)

ORDER OF PUBLICATION

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

Plaintiff

ERIC ASANANSI

vs.

AND

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

6117 BALFOUR DR HYATTSVILLE MD 20782

AND

Unknown Owner of the property 6117 BALFOUR DR described as follows: Property Tax ID 17-1853076 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-23-005507

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:

5,850 SQ FT & IMPS CARRING-TON LOT 5 BLK B Assmt \$396,367 Lib and Fl 38563/569 and assessed to ERIC ASANANSI, also known as 6117 BALFOUR DR, HYATTSVILLE MD 20782 Tax Account No. 17-1853076.

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 5th day of December, 2023, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince general eorge's County once a week for three (3) successive weeks on or be-fore the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereand answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

and clear of all encumbrances. MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 146038 (12-14,12-21,12-28)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

ESTELLE HAMMONDS Notice is given that Theresa Hammonds, whose address is 7004 71st Court, Capitol Heights, MD 20743, was on November 30, 2023 appointed Personal Representative of the estate of Estelle Hammonds, who died on April 28, 2023 without

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

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

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

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

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

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

> THERESA HAMMONDS Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729 Estate No. 130723

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

RALPH EDWARD REESE Notice is given that Mae Reese, whose address is 9865 Goodluck Rd Apt #4, Lanham, MD 20706, was on December 1, 2023 appointed Personal Representative of the estate of Ralph Edward Reese, who died on September 21, 2023 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 1st day of

June, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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 ob-tained from the Register of Wills.

MAE REESE Personal Representative

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

146065

Estate No. 131556 (12-14,12-21,12-28)

(12-14,12-21,12-28)(12-14,12-21,12-28)146066 (12-14,12-21,12-28) 146055 (12-14,12-21,12-28)146056 146064 (12-14,12-21,12-28)

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