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#### COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND **NOTICE OF PUBLIC HEARINGS** 

TUESDAY, APRIL 9, 2024

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

#### 1:30 P.M.

Notice is hereby given that on Tuesday, April 9, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

#### **COUNCIL BILLS**

CB-008-2024 AN EMERGENCY ACT CONCERNING TEMPORARY RENT STABILIZATION ACT OF 2023 for the purpose of extending the sunset date of the Temporary Rent Stabilization Act of 2023 for a period of six (6) months from April 17, 2024 to October 17, 2024 to continue combating the existing public emergency affecting the public health, safety, and welfare; said emergency being the threat of homelessness due to a lack of affordable

CB-013-2024 (DR-2) AN ORDINANCE CONCERNING CANNABIS **<u>USES</u>** for the purpose of adding definitions and designating areas for Cannabis uses consistent with authority set forth in State law; prohibiting On-site cannabis consumption uses; setting forth regulations for permitted Cannabis uses, providing for the prospective application of provisions and amendments adopted herein; and providing a severability clause for the provisions related to Cannabis uses in Prince George's County.

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

Written comments must be submitted by 3:00 p.m. on the day BE-**FORE the meeting.** Testimony and comments will not be accepted via social media or by telephone/voice mail message. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

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

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

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Jolene Ivey, Chair

ATTEST: Donna J. Brown Clerk of the Council

(3-28,4-4)146881

#### CITY OF NEW CARROLLTON NOTICE OF PUBLIC HEARING

## PROPOSED FY 2025 BUDGET

Notice is hereby given that the City Council of New Carrollton will conduct a Public Hearing on the proposed FY 2025 Budget during the following City Council Workshop Meeting:

City Council Workshop Meeting on Wednesday, April 3, 2024, at 7:00 p.m.

The meeting will be held Hybrid:

 $\begin{array}{c} {\rm Via\ Zoom\ at\ } \frac{https://us06web.zoom.us/j/81393101868}{{\rm ID:\ 81393101868}} \end{array}$ 

In person at the New Carrollton Municipal Center, 6016 Princess Garden Parkway, Room 230, New Carrollton, Maryland 20784.

Copies of the proposed FY 2025 Budget are available for inspection at the New Carrollton Municipal Center, Monday-Friday, and 8:30 a.m. – 5:00 p.m. The budget will be posted at www.newcarrolltonmd.gov on Monday, April

The public is encouraged to attend the Public Hearing and provide com-

City Council of New Carrollton

146879

By: Araceli Guzman-Benitez, City Clerk

# **PUBLIC NOTICE**

#### DRAFT SUBSTANTIAL AMENDMENT TO THE PRINCE GEORGE'S COUNTY FISCAL YEAR (FY) 2024

# ANNUAL ACTION PLAN FOR

# HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Substantial Amendment to the Fiscal Year (FY) 2024 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on April 26, 2024. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: <a href="https://www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/">www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/</a>, or can be mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of the Substantial Amendment to the FY 2024 Annual Action Plan is to include a new HOME Investment Partnerships (HOME) Program activity.

# Proposed HOME funded project:

• Bowie Commons Total:

146882

\$1,000,000.00 \$1,000,000.00

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 306, Largo, Maryland, 20774, or via email to Shirley Grant, SEGrant@co.pg.md.us.

For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

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: March 28, 2024

#### **LEGALS**

#### NOTICE OF INTENT TO DISPOSE OF **IMPOUNDED VEHICLES**

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

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

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

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

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

<u>YEAR</u>	<u>MAKE</u>	MODEL	<u>VIN</u>
2011	Toyota	Corolla	2T1BU4EE0BC708444
2003	Ford	Excursion	1FMNU43S13EA06651
2008	Toyota	Camry	4T1BE46K78U766575
1999	Honda	Civic	1HGEI6223XL026381
2003	Nissan	Altima	1N4AL11EX3C327767
2011	Chevrolet	Traverse	1GNKREED0BJ266534
2016 2011	Buick Ford	Lacrosse Fusion	1G4GB5G38GF105166 3FADP0L33BR207333 3N1CN7AP6CL889657
2012	Nissan	Versa	3N1CN/AP6CL88903/
2011	Toyota	Camry	4T1BB3EK2BU139312
2012	Ford	Escape	1FMCU9EG0CKB63991
2007	Cadillac	CTS	1G6DP577670145828
2014	Lincoln	MKZ	3LN6L2JK6ER829932

#### CITY OF SEAT PLEASANT **LEGISLATION ADOPTED** CITY COUNCIL PUBLIC SESSION MONDAY, MARCH 11, 2024

#### **ORDINANCE O-24-11**

AN ORDINANCE concerning.

146880

AMENDMENT OF CHAPTER 18-ETHICS FOR CONFLICTS OF INTEREST AND ANNUAL FINANCIAL DISCLOSURE STATEMENTS FOR ELECTED OFFICIALS AND CANDIDATE SEEKING OFFICE.

#### **ORDINANCE 0-24-12**

AN ORDINANCE concerning.

AMENDMENT OF FISCAL YEAR 2023-2024 BUDGET FOR NEIGHBOR-HOOD AND COMMERCIAL COMPLIANCE SUPERVISOR AND OFFICER SALARY INCREASES

#### CITY COUNCIL PUBLIC SESSION MONDAY, FEBRUARY 12, 2024

#### **ORDINANCE O-24-10**

AN ORDINANCE concerning.

AMENDMENT OF FISCAL YEAR 2023-2024 BUDGET FOR NATIONAL CAPITAL STRATEGIC ECONOMIC DEVELOPMENT GRANT FOR GOODWIN PARK REVITALIZATION PROJECT.

#### CITY COUNCIL PUBLIC SESSION MONDAY, FEBRUARY 5, 2024

# **ORDINANCE O-24-09**

AN ORDINANCE concerning.

AMENDMENT OF FISCAL YEAR 2023-2024 BUDGET FOR HIGHWAY USER REVENUE RESERVE ACCOUNT AND ENVIRONMENTAL JUSTICE HIGHWAY USER REVENUE RESERVE ACCOUNT.

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

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

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

146818

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

MARTHA S. MISTICHELLI Notice is given that Roberto Mistichelli, Sr., whose address is 6521 Glenn Dale Rd., Glenn Dale, MD 20769, was on December 27, 2023

appointed personal representative of the small estate of Martha S. Mist-ichelli who died on October 6, 2022

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.

> ROBERTO MISTICHELLI, SR. Personal Representative

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

(3-28)

Estate No. 131792

146831 (3-28)

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

(3-21,3-28)

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNETTE GRAUBART

Notice is given that Dina Borzekowski, whose address is 7400 Maple Ave, Takoma Park, MD 20912, was on February 23, 2024 appointed personal representative of the small estate of Annette Graubart who died on January 7, 2024 with a

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the 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.

DINA BORZEKOWSKI Personal Representative

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

Estate No. 132390 146832

#### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT DENNY DORSEY

Notice is given that Antonine J Dorsey, whose address is 5801 Pontiac Street, Berwyn Heights, MD 20740, was on December 20, 2023 appointed personal representative of the small estate of Robert Denny Dorsey who died on May 28, 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 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

(3-28)

(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.

ANTONINE J DORSEY Personal Representative

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

Estate No. 131282 146833

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JEROME R KOHR** 

Notice is given that Donna Kohr, whose address is 13039 Marquette Lane, Bowie, MD 20715, was on De-cember 15, 2023 appointed personal representative of the small estate of Jerome R Kohr who died on November 10, 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 shall file their objections with the Register of Wills within 30 days after the date of public the control of the contr lication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

DONNA KOHR Personal Representative

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

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHEILA DIANE JACKSON

Notice is given that Preston Jack-

son Jr, whose address is 10417 Falling Leaf Court, Springdale, MD 20774, was on March 18, 2024 ap-

pointed personal representative of the small estate of Sheila Diane Jack-son who died on January 13, 2024

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 shall file their objections with the Register of Wills

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

All persons having claims against the decedent must serve their claims

on the undersigned personal repre-

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

(1) Six months from the date of the

(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

other delivery of the notice.

of the following dates:

decedent's death; or

tative or the attorney.

of this Notice.

Estate No. 131523 (3-28)

#### **LEGALS**

146834

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACQUELINE GILL STUCHBERY

Notice is given that Kathleen Marrinez, whose address is 4412 Ock-ford Lane, Bowie, MD 20715, was on February 5, 2024 appointed per-sonal representative of the small es-tate of Jacqueline Gill Stuchbery who died on May 14, 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 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

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

KATHLEEN MARTINEZ Personal Representative

other delivery of the notice.

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

146835 (3-28)

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

> Estate No. 132209 146836

thereafter.

CERETA A. LEE

UPPER MARLBORO, MD 20773-1729

PRESTON JACKSON JR

Personal Representative

Estate No. 132304 (3-28)

THE

# PRINCE GEORGE'S POST

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**SUBSCRIBE TODAY!** 

# ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Catherine D. Whitaker and Moses Whitaker to Wyndham Vacation Resorts, Inc, recorded on 11/16/2017, in Liber 40251, at folio 445 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49169/86, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### APRIL 3, 2024 AT 11:00 A.M.

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

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.42 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

146641 (3-14,3-21,3-28)

# AVISO PÚBLICO

# PROYECTO DE ENMIENDAS RELEVANTES AL PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL 2024 DEL CONDADO DE PRINCE GEORGE PARA EL DEPARTAMENTO DE VIVIENDA Y DESARROLLO

COMUNITARIO

El Proyecto de Enmiendas Relevantes al Plan de Acción Anual (AAP, en inglés) del año fiscal 2024 del condado de Prince George para el Departamento

glés) del año fiscal 2024 del condado de Prince George para el Departamento de Vivienda y Desarrollo Comunitario ya está abierto a comentarios públicos durante un periodo de 30 días. El periodo para hacer comentarios públicos finalizará el 26 de abril de 2024. Puede obtenerse una copia del Plan de Acción Anual en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés), ubicado en 9200 Basil Court, Suite 306, Largo, Maryland 20774, en el sitio web del condado:

www.princegeorgescountymd.gov/sites/dhcd/resources/ plansandreports/, o bien, puede solicitarse por correo comunicándose con el DHCD llamando a los teléfonos 301-883-5540 o 301-883-5570.

El propósito de la enmienda relevante al Plan de Acción Anual del año fiscal 2024 es el de incluir una actividad nueva del Programa de Asociaciones para Inversión en Vivienda (HOME, en inglés).

Proyecto propuesto financiado por el Programa HOME:

• Bowie Commons **Total:** 

146887

\$1,000,000.00 **\$1,000,000.00** 

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del condado de Prince George, División de Planificación y Desarrollo Comunitario, ubicado en 9200 Basil Court, Suite 306, Largo, Maryland, 20774, o por correo electrónico a Shirley Grant, SEGrant@co.pg.md.us.

Para obtener más información, comuníquese con la División de Planificación y Desarrollo Comunitario (CPD, en inglés) al 301-883-5540 o 301-883-5570, o mediante el dispositivo de telecomunicaciones para sordos (TDD, en inglés) 301-883-5428.

El condado de Prince George promueve de manera afirmativa la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacionalidad, discapacidad o situación familiar en la admisión o el acceso a los beneficios de los programas o actividades.

Por la autoridad de: Aspasia Xypolia, directora Condado de Prince George Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 306 Largo, Maryland 20774 Fecha: 28 de marzo de 2024

#### **LEGALS**

# ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Linda K. Dolton and Robert Dolton to Wyndham Vacation Resorts, Inc, recorded on 09/07/2018, in Liber 41294, at folio 634 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/50, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### APRIL 3, 2024 AT 11:00 A.M.

One 141,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 141,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

146636 (3-14,3-21,3-28)

#### **LEGALS**

# ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Brenda Young and Victor Young to Wyndham Vacation Resorts, Inc, recorded on 06/13/2017, in Liber 39680, at folio 571 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/52, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### APRIL 3, 2024 AT 11:00 A.M.

One 350,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 350,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.79 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

146637 (3-14,3-21,3-28)

# ORDER OF PUBLICATION BY POSTING

LAWRENCE PAUL

vs

VALENTIA PAUL

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-005285

**ORDERED**, ON THIS 18th day of March, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Valentia Leandra Paul is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming him/her as the defendant and seeking the Divorce on the Grounds of Mutual Consent and stating that the Defendant's last known address is: 801 Kay Court #303, Laurel, Md 20707, and therefore it is;

**ORDERED,** that the Plaintiff may serve process to the Defendant, VALENTIA LEANDRA PAUL, in accordance with Maryland Rule 2-121(a)(2) as follows:

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 17th day of April, 2024; and it is further

ORDERED, THAT THE DEFENDANT, VALENTIA LEANDRA PAUL, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 17th DAY OF MAY, 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

(3-21,3-28,4-4)

True Copy—Test: Mahasin El Amin, Clerk George's Post

Serving

Prince George's

The Prince

County

301.627.0900

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

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

1012 WARD STREET LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Misael Alvarado, dated December 9, 2005, and recorded in Liber 24226 at folio 133 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

#### **APRIL 2, 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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's cale remedy in law or equity shall be limited. 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 # 2012-24668) <u>2012-24668</u>)

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

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

146726

(3-14,3-21,3-28)

# **NOTICE**

**LEGALS** 

BRIAN GALLAGHER

MYRA WESTON

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

# **CASE NO.: CAEF19-36547**

Notice is hereby issued by the Circuit Court of Prince George's County this 12th day of as March, 2024, that the sale of the property mentioned in these proceedings,

# 13121 Old Fletchertown Road, Bowie, MD 20720

made and reported by Brian T. Gallagher, Substitute Trustee, be ratified confirmed, unless cause to the contrary thereof be shown on or before the 12th day of April, 2024, provided, a copy of this notice be inserted in some newspaper pub-lished in said county, once in each of three successive weeks, before the 12th day of April, 2024.

The Report of Sale states the amount of sale to be \$151,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

146773 **NOTICE** 

# (3-21,3-28,4-4)

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

Plaintiffs

Carol Durant aka Carol Otis and

Levell Otis Defendants IN THE CIRCUIT COURT FOR

#### PRINCE GEORGE'S COUNTY, MARYLAND

# CIVIL NO. CAEF20-12999

ORDERED, this 13th day of March, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 11207 Glissade Drive, Clin-ton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of April, 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 15th day of April, 2024, next.
The report states the amount of sale to be \$505,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

146803 (3-21,3-28,4-4)

# **NOTICE**

JEREMY K. FISHMAN, et al.

Substitute Trustees

TIAS REVES HILMEDA MENDOZA DE

1406 Torrey Pl. Hyattsville, MD 20782 Defendant(s)

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

Civil Action No. C-16-CV-23-002712

Notice is hereby given this 14th day of March, 2024, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1406 Torrey Pl., Hyattsville, MD 20782, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 15th day of April, 2024, next, provided a copy of this NO-TICE be inserted in some newspaper published in said County once in each of three successive weeks before the 15th day of April, 2024,

The Report of Sale states the amount of the sale to be Three Hundred One Thousand Dollars (\$301,000.00).

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Mahasin El Amin, Clerk 146808 (3-21,3-28,4-4)

# **LEGALS**

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS IN THE ESTATE OF: DONALD PORTER

146766

#### **ESTATE NO: 131558 PUBLIC NOTICE** TO CAVEAT

To all persons interested in the

Notice is given that a petition to caveat has been filed by Helen J. Porter - 7015 Migliori Court District Heights, MD 20747 - Spouse, challenging the will dated April 11,

You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

146781 (3-21,3-28)

#### **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 Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 2072 I front of Main St., other parts of Main St., other statements of the prince of the statement of the prince of the statement of the stateme 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

#### APRIL 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

146763 (3-21,3-28,4-4)

# 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** 3503 65TH AVENUE **HYATTSVILLE, MD 20784**

By authority contained in a Deed of Trust dated July 9, 2007 and recorded in Liber 28679, Folio 170, modified by Loan Modification Agreement recorded on July 9, 2015, at Liber No. 37200, Folio 599, among the Land Records of Prince George's County, Maryland, 2017 of the control of the contro original principal balance of \$310,000.00, and an interest rate of 2.750%, 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

# APRIL 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 \$29,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

> > > (3-21,3-28,4-4)

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

#### **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**

**6336 BENTHAM DRIVE** FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated November 19, 2007 and recorded in Liber 29045, Folio 630, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$145,000.00, 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 peet day that gency, sale shall occur at time previously scheduled, on next day that court sits], on

#### APRIL 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 \$10,000.00 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 parties of property. with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting pur-chaser, 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

146764

(3-21,3-28,4-4)

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

**LEGALS** 

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

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 1502 KAREN BLVD, DISTRICT HEIGHTS, MD 20747

By virtue of the power and authority contained in a Deed of Trust from DERON JAMAR PENN, dated December 21, 2018 and recorded in Liber 41759 at Folio 52 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

# FRIDAY, APRIL 12, 2024

AT 3:00 P.M.

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

All that certain lot or parcel of Land situated, lying and being in Prince George's County, State of Maryland, and being more particularly described as follows:

Lot numbered Two (2) in subdivision known as "PLAT TWO, THE TOWNS AT WALKER MILL," as per plat thereof recorded in Plat Book NLP 129 at Plat 3, among the Land Records of Prince George's County, Maryland.

Tax I.D. #: 06-0501619

Property Address: 1502 Karen Blvd, District Heights, MD 20747

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

TERMS OF SALE: A deposit of \$19,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.750% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

# JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,

and ERICA T. DAVIS
Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

> Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A000560

146824 (3-28,4-4,4-11)

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

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

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

#### 12114 SAND WEDGE LN, UPPER MARLBORO, MD 20772

By virtue of the power and authority contained in a Deed of Trust from GLENDI A. CONTRERAS-CRUZ, dated April 27, 2018 and recorded in Liber 40848 at Folio 20 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### FRIDAY, APRIL 12, 2024

#### AT 3:15 P.M.

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED EIGHT-EEN (18), IN A SUBDIVISION KNOWN AS "PHELP'S SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK REP 203 AT PLAT 66, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

PROPERTY ADDRESS: 12114 SAND WEDGE LANE, UPPER MARLBORO, MD 20772. TAX ID #: 15-3641412.

TITLE INSURER: OLD REPUBLIC NATIONAL TITLE INSURANCE

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

# \*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS\*\*\*

TERMS OF SALE: A deposit of \$22,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.500% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

# JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,

and ERICA T. DAVIS
Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A000116

(3-28,4-4,4-11)

146822

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED

#### 6802 LOU LANE MORNINGSIDE A/K/A SUITLAND, MD 20746

**REAL PROPERTY** 

By authority contained in a Deed of Trust dated July 31, 2019 and recorded in Liber 42443, Folio 225, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$245,373.00, and an interest rate of 4.000%, 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

# APRIL 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 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

#### **LEGALS**

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

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

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

#### 7502 Grange Hall Dr., Fort Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from Antoinette Carey, dated February 7, 2018 and recorded in Liber 40871 at Folio 539 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### FRIDAY, APRIL 12, 2024

#### AT 3:10 P.M.

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

Lot Numbered Eleven (11), in Block Lettered "J", in the subdivision known as "SECTION THREE, APPLE GROVE", as per plat thereof recorded in Plat Book WWW 48 at plat no. 59, among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$13,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

#### JEREMY K. FISHMAN AND ERICA T. DAVIS Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street

14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A000560

146821 (3-28,4-4,4-11)

# **LEGALS**

# REVOCATION OF POWER OF ATTORNEY AND LIVING WILL

This public announcement serves as notification to revoke any and all power of attorney and living will in effect prior to March 1, 2024 for Mrs. Deborah E. Hall, a P.G. County resident. All current documentation will be in effect on or before April 4, 2024. This document will remain in affect until either party expires. Any objections shall notify Mr. Ronnie A. Hall in writing no later than April 30, 2024.

146817 (3-21,3-28,4-4)

#### LEGAL NOTICE CITY OF BOWIE, MD PUBLIC HEARING

A Public Hearing for Ordinance O-3-24 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2023, and Ending June 30, 2024, as Embodied in Ordinance O-5-23, and Amended by O-11-23 and O-1-24, to Appropriate an Additional \$85,100 for the Purchase of Thirteen (13) Police Vehicles, is scheduled to be held at 8:00 p.m., Monday, April 1, 2024. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/comments to <a href="mailto:cityclerk@cityofbowie.org">cityclerk@cityofbowie.org</a>. Deadline for submittal of written testimony/comments is 7:00 p.m., Monday, April 1, 2024. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott City Manager

146827

# (3-28)

# LEGALS



#### NOTICE OF PUBLIC HEARING DH 2024-03 FY 2025 REAL PROPERTY TAX RATE

# CITY OF DISTRICT HEIGHTS NOTICE OF A PROPOSED REAL PROPERTY TAX RATE INCREASE

For the taxable year beginning July 1, 2024, the City of District Heights, Maryland proposes to increase real property tax rates from \$0.687 per \$100 of assessment to \$0.692 per \$100 of assessment. A public hearing on the proposed real property tax rate increase will be held at 7:00 PM on April 9, 2024 and April 23, 2024 at 2000 Marbury Drive, District Heights, Maryland, 20747. The hearing is open to the public, and public testimony is encouraged. Persons with questions regarding this hearing may call 301-336-1402 or visit www.districtheights.org for further information.

#### **LEGALS**

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

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

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

609 Cover Lane, Accokeek, MD 20607

By virtue of the power and authority contained in a Deed of Trust from MARY M. WRIGHT, dated May 21, 2010 and recorded in Liber 31786 at Folio 599 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### FRIDAY, APRIL 12, 2024

#### AT 3:05 P.M.

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

LOT 17, BLOCK B, IN THE SUBDIVISION KNOWN AS "PLAT ONE MANOKEEK", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK VJ 189, AT PLAT 1

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

TERMS OF SALE: A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 5.250% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

## JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,

and ERICA T. DAVIS
Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A000560

146823 (3-28,4-4,4-11)

Serving
Prince George's County Since 1932

# 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

10101 PRINCE PLACE, APT. 202-5B UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated May 23, 2003 and recorded in Liber 17728, Folio 659, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$83,000.00, and an interest rate of 6.625%, 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

# APRIL 9, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$5,000.00 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

146825 (3-28,4-4,4-11) 146876 (3-28) 146767 (3-28,4-4)

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Berkeley McPherson and Valerie Y. McPherson to Wyndham Vacation Resorts, Inc, recorded on 03/15/2019, in Liber 41886, at folio 386 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/54, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 413,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units and All 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 413,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resal

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining pos session of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Joan S. Vos-

Green Drive, Arnold, MD 21012, was on March 4, 2024 appointed Personal Representative of the estate of

JAMES G SAKERS, who died on

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

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

their objections with the Register of

Wills on or before the 4th 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 under-signed, on or before the earlier of

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

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

tained from the Register of Wills.

other delivery of the notice.

September, 2024.

the following dates:

decedent's death; or

All persons having any objection

December 22, 2023 with a will.

IN THE ESTATE OF

IAMES G SAKERS

146638 (3-14,3-21,3-28)

# **LEGALS**

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINALD QUEEN

Notice is given that Shadonna Queen whose address is 824 Balboa Ave, Capitol Heights, MD 20743, was on February 15, 2024 appointed Personal Representative of the estate of REGINALD QUEEN, who died on February 7, 2024 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 August, 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.

> SHADONNA QUEEN Personal Representative

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

146747

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

JOAN S. VOSBURY

Personal Representative

Estate No. 132362 (3-14,3-21,3-28) 146750

CERETA A. LEE

Estate No. 131946 (3-14,3-21,3-28)

#### **LEGALS**

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Russell E. Hicks and Sheila Diane Hicks to Wyndham Vacation Resorts, Inc, recorded on 09/03/2019, in Liber 42489, at folio 65 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49169/80, and at the request of the party secured in the terms and conditions thereof of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 700,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designation (Condominium Condominium Con rommon with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 700,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for prost-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

146639 (3-14,3-21,3-28)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAEL TERRENCE TURNER

Notice is given that Monique Harris, whose address is 7832 Glastenbury Ct, White Plains, MD 20695 and Michael Nightwing, whose address is 2508 Oak Glen Way, District Heights, MD 20747, were on March 6, 2024 appointed Co-Personal Representatives of the estate of Michael Terrence Turner, who died on December 18, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 6th day of September, 2024.

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

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

(2) Two months after the co-personal representatives mails or 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.

> MONIQUE HARRIS MICHAEL NIGHTWING Co-Personal Representatives

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

146792

Estate No. 132612

(3-21,3-28,4-4) 146751

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF KATHLEEN A MCCALL

Notice is given that KEVIN J. MC-CALL whose address is 9205 Sudbury Road, Silver Spring, MD 20901 and MARY ANN SALCIDO whose address is 800 Admirals Way, Unit 1810, Philadelphia, PA 19146, were on February 27, 2024 appointed Co-Personal Representatives of the estate of KATHLEEN A MCCALL, who died on January 10, 2024 with

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

sentatives or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of August, 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.

KEVIN J. MCCALL MARY ANN SALCIDO Co-Personal Representatives

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

Estate No. 132504

(3-14,3-21,3-28)

Estate No. 132445 (3-14.3-21.3-28)

#### **LEGALS**

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Donald E. Neudecker to Wyndham Vacation Resorts, Inc, recorded on 01/06/2010, in Liber 31308, at folio 127 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortsuland, as a modi gage, recorded at Liber/Folio 49169/82, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 1,023,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1103, 1107, 11 "Timeshare Project") as described in "Declaration of Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 1,023,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

Sale is subject to post-sale confirmation that the borrower did not file for rotection under the U.S. Bankrup to the sale post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(3-14,3-21,3-28) 146640

ORDER OF PUBLICATION

**BY POSTING** 

ROSA ESCOBAR ZETINO

FREDY ANTONIO MOLINA

In the Circuit Court for

Prince George's County, Maryland

Case No.: C-16-FM-23-006625

ORDERED, ON THIS 14th day of

March, 2024, by the Circuit Court

That the Defendant, Fredy Anto-

nio Molina is hereby notified that the Plaintiff, has filed COMPLAINT FOR SOLE PHYSICAL AND

LEGAL CUSTODY and a MOTION FOR SPECIAL IMMIGRANT JUVE-

NILE STATUS FINDINGS for nam-

ing him/her as the defendant and stating that the Defendant's last

known address is: UNKNOWN,

ORDERED, that the Plaintiff may

serve process to the Defendant, FREDY ANTONIO MOLINA, in ac-

cordance with Maryland Rule 2-

By posting notice in a newspaper

or publication of general circulation published in Prince George's

County, Maryland for three consec-

utive weeks and provide proof of publication to the Court; and it is further

**ORDERED**, said posting to be completed by the 13th day of April,

ORDERED, THAT THE DEFEN-

DANT, FREDY ANTONIO MOLINA, IS HEREBY WARNED

THAT FAILURE TO FILE AN AN-

SWER OR OTHER DEFENSE ON OR BEFORE THE 13th DAY OF

MAY, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

MAHASIN EL AMIN

Clerk of the Circuit Court for

and therefore it is;

121(a)(2) as follows:

2024; and it is further

for Prince George's County MD:

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF VERNA MAE GARRETT

Notice is given that ANGELA MARIE HILL whose address is 9706 Rider Court, Fort Washington, MD 20744 and DARLENE K. MILLER whose address is 2627 Oxon Run Drive, Temple Hills, MD 20748, were on February 22, 2024 appointed Co-Personal Representatives of the estate of VERNA MAE GARRETT, who died on February 5, 2024 with

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 22nd day of August, 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 ear-lier 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.

ANGELA MARIE HILL DARLENE K. MILLER Co-Personal Representatives

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

146752

Prince George's County, MD

True Copy—Test:

Mahasin El Amin, Clerk 146805 (3-21.3-28.4-4)

#### **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

Deborah Johnson 5503 Karen Elaine Drive #1125 New Carrollton, MD 20784

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002433

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

The Report of Sale states the amount of the foreclosure sale price to be \$108,000.00. The property sold herein is known as 5503 Karen Elaine Drive #1125, New Carrollton, MD 20784.

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

(3-21,3-28,4-4) 146770

#### **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** 

Vanessa Walker, Personal Representative for the Estate of Walter L. Iones, Ir. 6214 Baltic Street Capitol Heights, MD 20743

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-003546

Notice is hereby given this 8th day of March, 2024, 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 April, 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 be-

fore the 8th day of April, 2024. The Report of Sale states the amount of the foreclosure sale price to be \$325,000.00. The property sold herein is known as 6214 Baltic Street, Capitol Heights, MD 20743.

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

True Copy—Test: Mahasin El Amin, Clerk (3-21,3-28,4-4) 146771

#### **ORDER OF PUBLICATION**

Palomino Holdings, LLC 25 Hooks Ln Suite 202 Pikesville, MD 21208

Plaintiff

PROSPERITY PARTNERS INC S/O Dr. Mathias Bama, RA 5368 Dunteachin Dr Ellicott City, MD 21043

and

State of Maryland S/O Anthony G. Brown, Attorney General 200 St. Paul Place Baltimore, MD 21202

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as Walnut Ridge Dr and described as Lot Size18.19, Oak Crest, BLK 13 Being known as Walnut Ridge Dr., on the Tax Roll of the Director of Finance.

Defendants

#### In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-001109

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as Walnut Ridge Dr in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Palomino Holdings, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as Walnut Ridge Dr and described as Lot Size18.19, Oak Crest, BLK 13, Being known as Walnut Ridge, on the Tax Roll of the Directing Circums. tor of Finance.

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

It is thereupon this 11th day of March, 2024, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 14th day of May, 2024, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and en-cumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(3-21,3-28,4-4) 146768

# **LEGALS**

# **NOTICE**

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

Nathaniel Risch, Esq., Personal Representative for the Estate of Katie Scales 9011 Highland Drive

Adelphi, MD 20783

Defendant

Plaintiffs

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005377

Notice is hereby given this 8th day of March, 2024, 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 April, 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 April, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$273,000.00. The property sold herein is known as 9011 Highland Drive, Adelphi, MD 20783.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 146772 (3-21,3-28,4-4)

# **NOTICE**

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

Nathaniel K. Risch, Esquire, Personal Representative for the Estate of Daisy L. Reid

301 Goldleaf Avenue

Capitol Heights, MD 20743 Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF22-25426

Notice is hereby given this 14th day of March, 2024, 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 April, 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

The Report of Sale states the amount of the foreclosure sale price to be \$230,000.00. The property sold herein is known as 301 Goldleaf Avenue, Capitol Heights, MD 20743.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 146809 (3-21,3-28,4-4)

# ORDER OF PUBLICATION

Palomino Holdings, LLC 25 Hooks Ln Suite 202 Pikesville, MD 21208

Plaintiff

**LEGALS** 

PROSPERITY PARTNERS INC S/O Dr. Mathias Bama, RA 5368 Dunteachin Dr Ellicott City, MD 21043

and

State of Maryland S/O Anthony G. Brown, Attorney General 200 St. Paul Place Baltimore, MD 21202

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as Walnut Ridge Dr and described as OAK CREST LOT 20 BLK 13 Being known as Walnut Ridge Dr., on the Tax Roll of the Director of Finance

Defendants

#### In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-001110

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as Walnut Ridge Dr in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Palomino Holdings, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as Walnut Ridge Dr and described as OAK CREST LOT 20 BLK 13, Being known as Walnut Ridge Dr., on the Tax Roll of the Director of Finance.

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

It is thereupon this 11th day of March, 2024, by the Circuit Court dered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 14th day of May, 2024, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

Mahasin El Amin, Clerk

146769 (3-21,3-28,4-4)

# **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

Nathaniel K. Risch, Esquire, Personal Representative for the Estate of Travis B. Smith 6001 Floral Park Road Brandywine, MD 20613

Defendant

## In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000987

Notice is hereby given this 21st day of March, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of April, 2024, pro-vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of April, 2024.

The Report of Sale states the

amount of the foreclosure sale price to be \$183,000.00. The property sold herein is known as 6001 Floral Park Road, Brandywine, MD 20613.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 146877 (3-28,4-4,4-11) PRINCE GEORGE'S COUNTY GOVERNMENT

#### **Board of License** Commissioners

(Liquor Control Board) REGULAR SESSION

APRIL 10, 2024

- 1. t/a Delicias La Chocita, Maria Martinez, Manager, Class B(DD), Beer, Wine and Liquor, Delicias La Chocita, LLC., 4800 Annapolis Road, Bladensburg, Maryland 20710. – Request for a Special En-tertainment Permit.
- 2. t/a Mason Restaurant and Lounge, Temi Ijiti, Owner, Class B, Beer, Wine and Liquor, TMI International, LLC., 4508 Annapolis Road, Bladensburg, MD 20710. – Request for a Special Entertainment Permit.
- 3. Malwinderpal Singh Randhawa, President, Secretary Treasurer, Mohinder Singh, Vice President, t/a Chuck's Liquors, 3416 Rhode Island Avenue, Mt. Rainier, Maryland 20712, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. #11 of the Rules and Regulations for Prince George's County and R.R. #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 Monday, January 8, 2024, at approximately 6:31 p.m., Inspector Farmer-Johnson of the Prince George's County Board of License Commissioners conducted a Routine Inspection at the licensed premises, located at 3416 Road Island Avenue, Mt. Rainier, MD. Inspector Farmer-Iohnson discovered a box containing six (6) bottles of Mr. Boston's Holiday Nog 30 proof addressed to AJ Liquors. A second box was discovered on a shelf in the same storage area, though empty, was also addressed to AJ Liquors. However, there were two (2) 1.75 liters bottles of Mr. Boston's Holiday Nog on the shelf next to the empty box. Inspector Farmer-Johnson enquired about invoices / records for proof of purchase from the authorize wholesaler; the owner was unable to produce an invoice or receipt. The licensee had a previous violation dated February 08, 2023, for R.R. #1 Sale to a minor, fined \$1,500. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hear-
- 4. Kashmir Singh, President/Secretary/Treasurer, t/a Brother's Liquors, 12788 B Old Forte Road, Washington, Maryland 20744, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County and R.R. #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, January 29, 2023, at approximately 8:31 p.m., Inspector Farmer-Johnson of the Prince George's County Board of License Commissioners conducted a Routine Inspection at 12788 B Old Fort Road, Fort Washington, Maryland 20744 (Brother's Liquors). Inspector Farmer-Johnson observed seven (7) cases of Flavored Barefoot Wine missing the shipping label and no current invoices. This is a violation on of R.R. #11 purchasing alcoholic beverages form other than a wholesaler and R.R. #26 A(7) failure to keep records.

Represented by Linda

Carter, Esquire.

- 5. Kai Tang, President, Meng Wang, Secretary/treasurer, t/a Diamond Crab (formerly Urban Crab shack), 15810 A Crain Highway, Brandywine, Maryland 20613, Class B, Beer, Wine, and Liquor, is summonsed to show cause for non-payment of fines related to violation of R.R. #35 - Trade Name of the Rules and Regulations of Prince George's County. To wit: on Tuesday, January 2, 2024, at approximately 8:30 p.m., Inspector North, conducted a Routine Inspection, at the Urban Crab Shack. While outside, he noticed a black banner covering the original trade name. The banner was labeled Diamond Crab Seafood and Bar, which covered the previously approved trade name Urban Crab Shack.
- 6. Trang Thuy Duong Nguyen, t/a Saigon Street, 101 MGM National Avenue, Retail 5, Oxon Hill, Maryland 20745, Class B(EC), 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. #11 of the Rules and Regulations for Prince George's County. To wit: on Thursday, February 15th, 2024, at approximately 9:50 pm, Inspector Farmer-Johnson conducted a Routine Inspection at Saigon

## **LEGALS**

Street, located at 101 MGM National Avenue, Oxon Hill, Mary-20745. land Inspector Farmer-Johnson noticed boxes that were not labeled and requested invoices for proof of purchase from an authorized wholesaler. The manager on site, Ms. Huyeng, presented invoices on letterhead from a retail liquor store named, "Good Ole Reliable Liquors", located at 1513 Rhode Island Avenue, NE, Washington, DC. Inspector Farmer-Johnson explained to Ms. Huyeng that Good Ole Reliable Liquors" is not a licensed wholesale distributor. Ms. Huyeng was informed, the invoices provided and the lack of proof of a wholesale purchase, caused Saigon Street to be in direct violation of Rule and Regulation #11. Represented by Linda

Carter, Esquire. . Rhonda Hall, Managing Member, t/a Ladies 1st Cigars, 402 Coven-try Way, Clinton, Maryland 20735, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an For an alleged violation of R.R. #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 operconditions 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. & R.R. #37 (E) 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 R.R. #58 A(2) and A(5). Also, a violation of R.R. #37 (É) Change in 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. Continued from February 7, 2024, Regular Session Hearing, and Continued from March 6, 2024, Regular Session Hearing. Roald Freckleton, Owner, t/a

Junction Jamaican Restaurant, 1527 University Blvd. Hyattsville, Maryland 20783, Class B, Beer and Wine, 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. - Purchases by an authorized retailer from an unauthorized source and R.R. NO. 6 - Drinking or possession of alcoholic beverages not authorized under license. To wit: on or about Monday, January 2, 2024, at approximately 6:10 p.m., Inspector Kinney of the Prince George's County Board of License Commissioners conducted an inspection at the licensed premises located at 1527 University Blvd., Hyattsville, MD. Inspector Kinney observed various bottles of liquor above 15.5% which is not authorized under this license. When Inspector Kinney inquired about the invoices, the manager admitted purchasing from a retailer. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hear-

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, April 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 BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director March 15, 2024

146878 (3-28,4-4)

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#### **NOTICE**

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

Substitute Trustees Plaintiffs

Annie Thomas and Estate of Cardell F. Thomas aka Cardell Francis Thomas

Defendants IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY.

#### **MARYLAND** CIVIL NO. CAEF22-20239

ORDERED, this 20th day of March, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3104 Marquis Drive, Fort Washington, Maryland 20744 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 April, 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 April, 2024, next.

The report states the amount of sale to be \$285,000.00. MAHASIN EL AMIN

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

146875 (3-28,4-4,4-11)

#### LEGALS

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

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

PHILLIP E. PENDER Estate No.: 130419

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by Gloria A. Pender for judicial probate for the will dated <u>08/14/2019</u> and for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 12, 2024 at 10:30 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Cereta A. Lee UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

146863 (3-28,4-4)

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# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF TED EDMUNDS

Notice is given that Sherry H Edmonds whose address is 1331 44th Place SE, Washington, DC 20019, was on February 23, 2024 appointed personal representative of the small estate of Ted Edmunds who died on Edwards 2004 with extill February 3, 2024 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 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.

SHERRY H EDMONDS Personal Representative

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

Estate No. 132473

146837 (3-28)

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

#### APRIL 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 without interest.

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

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

<u>146765</u> (3-21,3-28,4-4)

#### **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

#### 7303 LEONA STREET FORESTVILLE, MD 20747

By authority contained in a Deed of Trust dated August 6, 2008 and recorded in Liber 29961, Folio 144, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of , and an interest rate of 0.500%, 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

#### APRIL 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 \$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 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

<u>146816</u> (3-21,3-28,4-4)

#### **LEGALS**

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# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

#### 11901 AUTUMNWOOD LANE FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated August 18, 2005 and recorded in Liber 23208, Folio 024, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$393,700.00, and an interest rate of 4.000%, 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

#### APRIL 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 \$36,000.00 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

146826 (3-28,4-4,4-11)

## LEGALS

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# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

#### 1200 ASHLEIGH STATION COURT BOWIE, MD 20721

By authority contained in a Deed of Trust dated January 15, 2008 and recorded in Liber 29356, Folio 128, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$593,306.00, 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

# APRIL 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 \$50,000.00 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

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# LEGALS

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# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

#### 11904 GREEN TEE TURN UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated May 4, 2018 and recorded in Liber 41106, Folio 358, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$339,500.00, and an interest rate of 6.000%, 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

# APRIL 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 \$32,000.00 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

# LEGALS

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# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

#### 9911 MORELAND STREET FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated January 5, 2009 and recorded in Liber 30284, Folio 069, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$243,586.00, 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

# APRIL 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 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

<u>146722</u> (3-14,3-21,3-28) <u>146723</u> (3-14,3-21,3-28) <u>146724</u> (3-14,3-21,3-28)

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#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Elsie Y. Smalls to Wyndham Vacation Resorts, Inc, recorded on 07/15/2013, in Liber 34972, at folio 469 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/208, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 189,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 and recorded september 11, 2009 and recorded september 25, 2009 and githe Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and he been allocated 189 000 Positor at the time of pure Ownership Interest and has been allocated 189,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.67 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

# /s/ Daniel C. Zickefoose, Assignee

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

# NOTICE TO UNKNOWN HEIRS

<u>146621</u>

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **OLADELE O AFENI**

Notice is given that Abimbola Afeni, whose address is 9905 Pitman Ave, Upper Marlboro, MD 20772, was on February 26, 2024 appointed Personal Representative of the estate of Oladele O Afeni, who died on January 15, 2024 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 26th day of August, 2024.

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

(1) Six months from the date of the

(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.

> ABIMBOLA AFENI Personal Representative

146739

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

(3-14,3-21,3-28)

CERETA A. LEE

LUISA MERIDA

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

(3-14,3-21,3-28)

Estate No. 132477 Estate No. 132172

146741

#### **LEGALS**

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Wanda F. Russell to Wyndham Vacation Resorts, Inc, recorded on 01/07/2014, in Liber 35526, at folio 294 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/210, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 189,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 189,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Úse Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.83 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

# /s/ Daniel C. Zickefoose, Assignee

#### 146622 (3-14,3-21,3-28)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Raul Archer,

whose address is 547 Greencrest Ln, Odenton, MD 21113, was on Febru-ary 26, 2024 appointed Personal Representative of the estate of Sybil

D Archer, who died on December

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 26th 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 under-

signed, on or before the earlier of

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

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

(3-14,3-21,3-28)

tained from the Register of Wills.

Personal Representative

other delivery of the notice.

RAUL ARCHER

REGISTER OF WILLS FOR

IN THE ESTATE OF SYBIL D ARCHER

22, 2019 without a will

August, 2024.

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 JEROLENE SMITTIE

(3-14,3-21,3-28)

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Luisa Merida,

whose address is 2901 Kernal Lane,

Temple Hills, MD 20748, was on February 28, 2024 appointed Per-sonal Representative of the estate of

John C Tomko, who died on January

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

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

their objections with the Register of

Wills on or before the 28th day of August, 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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this published notice or other written

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

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

tained from the Register of Wills.

Personal Representative

other delivery of the notice.

the following dates:

dècédent's death; or

All persons having any objection

IN THE ESTATE OF JOHN C TOMKO

10, 2024 without a will.

Notice is given that Tonya Gregory, whose address is 1709 Lorelei Drive, Fort Washington, MD 20744, was on February 21, 2024 appointed Personal Representative of the estate of Jerolene Smittie, who died on June 24, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of August, 2024.

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

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

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

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

> TONYA GREGORY Personal Representative

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

146742

UPPER MARLBORO, MD 20773-1729 Estate No. 131392

(3-14,3-21,3-28)

Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132495

146743

CERETA A. LEE

# **LEGALS**

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Genada Casey-Williams and Brent J. Williams to Wyndham Vacation Resorts, Inc, recorded on 03/25/2015, in Liber 36813, at folio 543 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/212, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 300,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 300,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Úse Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.83 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall for feit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

# /s/ Daniel C. Zickefoose, Assignee

#### (3-14,3-21,3-28) 146623

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that PAUL MCLEAN, whose address is 1400 W

Peachtree Street NW, Apt. 1307, At-

lanta, GA 30309, was on February 15, 2024 appointed Personal Repre-

sentative of the estate of NONA M

MCLEAN, who died on January 12, 2024 without a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or by contacting the personal represen-

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 August, 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

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

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

tained from the Register of Wills.

other delivery of the notice.

IN THE ESTATE OF

NONA M MCLEAN

tative or the attorney.

decedent's death; or

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF LAGRIETA MILLER

Notice is given that Jonny D Hartsfield, whose address is 9017 Ridgely Drive, Lorton, VA 22079, was on February 15, 2024 appointed Personal Representative of the estate of Lagrieta Miller, who died on January 28, 2024 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 15th day of August, 2024.

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

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

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

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

#### JONNY D HARTSFIELD Personal Representative

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

UPPER MARLBORO, MD 20773-1729

UPPER MARLBORO, MD 20773-1729

PAUL MCLEAN Personal Representative

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

Estate No. 132324 Estate No. 132355 (3-14,3-21,3-28) 146744 (3-14,3-21,3-28) 146745

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Karen Irving and Marsh Irving to Wyndham Vacation Resorts, Inc, recorded on 12/07/2015, in Liber 37652, at folio 257 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/214, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 850,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 850,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

#### (3-14,3-21,3-28) 146624

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY CLARK

Notice is given that Tamara Jones, whose address is 6218 Georgia Ave. NW, Suite 1-682, Washington, D.C. 20011, was on March 8, 2024 appointed Personal Representative of the estate of Dorothy Clark, who died on November 24, 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 8th day of September, 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.

TAMARA JONES Personal Representative

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

146801

Estate No. 132441

(3-21,3-28,4-4)

146802

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARTIN THOMAS DOUGHERTY

Notice is given that David Dougherty, whose address is 6034 Dolphin Road, Oriental, NC 28571, was on January 11, 2024 appointed Personal Representative of the estate of Martin Thomas Dougherty, who died on January 3, 2024 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th 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. Ćlaim forms may be obtained from the Register of Wills.

> DAVID DOUGHERTY Personal Representative

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

Estate No. 131944

(3-21,3-28,4-4)

#### **LEGALS**

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from David Lee Armstrong, Jr. and Shirley Harpor Armstrong to Wyndham Vacation Resorts, Inc. recorded on 01/08/2016, in Liber 37757, at folio 24 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/216, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 400,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (so defined in Section 1.46 of the Macter Condemnium Declaration) levels and the section 1.46 of the Macter Condemnium Declaration) levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration) levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the Macter Condemnium Declaration levels and the section 1.46 of the levels and Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively the "Timoch or Declaration") lectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 400,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining pos-session of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

# /s/ Daniel C. Zickefoose, Assignee

# (3-14,3-21,3-28)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **JEFFREY STEVEN CRUZ**

146625

Notice is given that Unita Celina Sargusingh, whose address is 5028 Berwyn Road, College Park, MD 20740, was on January 4, 2024 appointed Personal Representative of the estate of Jeffrey Steven Cruz who died on November 16, 2021 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 4th day of July, 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 epresentative 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.

UNITA CELINA SARGUSINGH Personal Representative

CERETA A. LEE

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

Estate No. 123612 146870 (3-28,4-4,4-11)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **BOBBY BROWN**

Notice is given that Robin Hines, whose address is 8734 Lackawanna Avenue, Parkville, MD 21234, was on March 13, 2024 appointed Personal Representative of the estate of Bobby

Brown who died on February 2, 2024 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 September, 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 epresentative 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.

ROBIN HINES Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 132707 146871 (3-28,4-4,4-11) 146872

## **LEGALS**

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Rachael D. Lubitz and James P. Lubitz, Jr. to Wyndham Vacation Resorts, Inc, recorded on 05/31/2017, in Liber 39626, at folio 253 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/218, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 154,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are une Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 154,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(3-14,3-21,3-28) 146626

## NOTICE OF APPOINTMENT NOTICE TO CREDITORS

#### NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF MARILYN FISHER

Notice is given that Kiviette M Farmer, whose address is 614 Still-water Place, Bowie, MD 20721, was on January 17, 2024 appointed Personal Representative of the estate of Marilyn Fisher who died on November 29, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of July, 2024.

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

KIVIETTE M FARMER Personal Representative

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

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131988 (3-28,4-4,4-11)

## NOTICE OF APPOINTMENT NOTICE TO CREDITORS

#### NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM JOHNSON

Notice is given that Walter Johnson Jr, whose address is 11911 Galaxy Lane, Bowie, MD 20715, was on February 29, 2024 appointed Personal Representative of the estate of William Johnson who died on February 1, 2024 without a will.

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

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

WALTER JOHNSON JR Personal Representative

146873

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

UPPER MARLBORO, MD 20773-1729 Estate No. 132530

(3-28,4-4,4-11)

#### **ORDER OF PUBLICATION**

TORISEJU D. WHYTE

Plaintiff,

NATHANIEL A. WHYTE

Defendant,

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-CV-23-005125

The object of this proceeding is to grant an action to quiet title against Nathaniel A. Whyte in favor of Toriseju D. Whyte for the action as described below. It is thereupon this 6th day of March, 2024, by the Circuit Court of Prince George's

ORDERED, that this notice be given by the insertion of a copy of this Order in The Prince George's Post or other newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks, which shall be considered valid service upon the defendant Nathaniel A.

#### To: NATHANIEL A. WHYTE

You are hereby notified that on November 13, 2023, Toriseju D. Whyte filed a lawsuit against you in the Circuit Court for Prince George's County, Maryland located at 14735 Main Street, Upper Marlboro, MD 20772. The case number is C-16-CV-23-005125

This notice is being published because the plaintiff has been unable to locate and serve you personally despite diligent efforts. The lawsuit is an action to quiet title to name Ms. Whyte as the sole owner for the purpose of selling the property located at 3851 Barnabas Rd, Unit T-104, Suitland, MD. A copy of the complaint can be obtained from the Clerk of Court at the address above.

You are required to answer the complaint within 30 days after the last publication of this notice, which will occur on the 28th day of March, 2024. If you fail to respond, judgment by default may be entered against you for the relief demanded in the complaint.

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

True Copy—Test: Mahasin Él Amin, Clerk

146731

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

(3-14,3-21,3-28)

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PEGGY LEUNG** 

Notice is given that Althea Forrester, whose address is 1466 Belmont Street, NW, Washington, DC 20009, was on November 16, 2023 appointed personal representative of the small estate of Peggy Leung, who died on March 24, 2022 withwho died on March 24, out 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 repre-sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(2) Thirty days after the personal representative mails or otherwise de-livers to the creditor a copy of this published notice or other written 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.

ALTHEA FORRESTER Personal Representative

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

Estate No. 130108 146861

James J. Debelius, Esq. 316 East Diamond Avenue Gaithersburg, Maryland 20877 301-840-2232

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF AARON PRESTON SPEARS

Notice is given that Jessica Rae Spears, whose address is 12813 Whiteholm Drive, Upper Marlboro, MD 20774, was on February 14, 2024 appointed Personal Representative of the estate of Aaron Preston Spears, who died on October 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 14th day of August, 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, 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.

JESSICA RAE SPEARS Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 132185

(3-14,3-21,3-28)

#### <u>146737</u>

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

**LEGALS** 

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF CAROL MARBURY GOODE

Notice is given that Robert Goode. whose address is 8100 Barrett Road, Fort Washington, MD 20744, was on March 11, 2024 appointed Personal Representative of the estate of Carol Marbury Goode who died on October 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 11th day of September, 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.

ROBERT GOODE Personal Representative

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

Estate No. 131176 (3-28,4-4,4-11) 146874

## **LEGALS**

Michael S. Rosier 4550 Forbes Blvd, Ste 140 Lanham, MD 20706 301-567-6700

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **BRENDA HUGGINS HEGGS**

Notice is given that Melba Huggins, whose address is 4175 101st Ave E, Parrish, FL 34219, was on March 5, 2024 appointed Personal Representative of the estate of Brenda Huggins Heggs, who died on December 19, 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 5th day of September, 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.

MELBA HUGGINS Personal Representative

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

Estate No. 132433

146735 (3-14,3-21,3-28)

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

TO ALL PERSONS INTERESTED **DORIS L GRANER** 

Notice is given that Jody L Echard, whose address is 3558 Morning Star Place, Laurel, MD 20724 and Jennifer McGraw, whose address is 2715 Riva Rd, Annapolis, MD 21401, were on January 18, 2024 appointed co-personal representatives of the small estate of Doris L Graner, who died on December 23, 2023 without

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

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

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

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

(2) Thirty days after the co-personal representatives mails or other-wise 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.

JODY L ECHARD JENNIFER MCGRAW Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132008

146862

Gorham S. (Rory) Clark The Legacy Elder Law Center 108 South Street, SE, Suite 212 Leesburg, Virginia 20175 703-988-7975

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARYELIZABETH SMITH

Notice is given that June Tammaro, whose address is 3724 Richard Ave, Fairfax, VA 22031, was on January 12, 2024 appointed Personal Representative of the estate of Maryelizabeth Smith, who died on July 14, 2009 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 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 12th day of July, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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.

JUNE TAMMARO Personal Representative

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

Estate No. 131566

(3-14,3-21,3-28) 146736

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

TO ALL PERSONS INTERESTED MARVIN BARNES JR

NOTICE TO UNKNOWN HEIRS

Notice is given that Erick M Barnes whose address is 13023 Weeping Cherry Walk, #401, Hern-don, VA 20171, was on February 23, 2024 appointed personal representative of the small estate of Marvin Barnes Jr who died on October 23,

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.

ERICK M BARNES Personal Representative

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

Estate No. 131197 146838 (3-28)

## **LEGALS**

Robert Y. Clagett, Attorney 14804 Pratt St. Upper Marlboro, MD 20772 301-627-3325

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ELAINE ELLEN ENTZIAN** 

Notice is given that SANDRA LENORE MAKAUSKAS whose address is 3207 Locust Way, Mitchellville, MD 20716, was on February 23, 2024 appointed Personal Representative of the estate of ELAINE ELLEN ENTZIAN, who died on January 14, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of August, 2024. Any person having a claim against

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

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

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

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

SANDRA LENORE MAKAUSKAS Personal Representative

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

Estate No. 132464

146746 (3-14,3-21,3-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Shirley E Cuff, whose address is 9502 Beech Park St, Capitol Heights, MD 20743, was on January 24, 2024 appointed personal representative of the small estate of Tanell Tompkins, who died on December 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 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.

SHIRLEY E CUFF Personal Representative

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

Estate No. 132078 <u>146841</u> (3-28)

Jessica B. Summers 7600 Wisconsin Avenue, Suite 700 Bethesda, Maryland 20814

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

301-657-3442

TO ALL PERSONS INTERESTED IN THE ESTATE OF BRENDA L. SANFORD

Notice is given that Roof Nation and More, LLC, whose address is 9222 Goldenrod Lane, Upper Marlboro, Maryland 20772, was on December 28, 2023 appointed Personal Representative of the estate of Brenda L. Sanford who died on April 16, 2013 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 28th day of June, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the

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

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

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

ROOF NATION AND MORE, LLC Personal Representative

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

146868

Estate No. 131459

(3-28,4-4,4-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ZELDA STEWART AKA: ZELDA DEA STEWART Notice is given that Rachel Stew-

art, whose address is 4311 Hartford Hills Drive, Marlow Heights, MD 20746, was on September 14, 2023 appointed personal representative of the small estate of Zelda Stewart, who died on January 17, 2022 with-

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

All persons having any objection to the appointment 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.

RACHEL STEWART Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130637

(3-28)146842

# The Prince George's Post

Call Today! Call 301-627-0900 • Fax 301-627-6260

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Nancy Hayes and Michelle Clark to Wyndham Vacation Resorts, Inc, recorded on 08/02/2017, in Liber 39856, at folio 370 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/220, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 637,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 637,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.97 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

TERESA CATHERINE HUTCHISON

Notice is given that Karen Mae

Jackson, whose address is 1210 Sheridan Drive, Owings, MD 20736, was on February 9, 2024 appointed

personal representative of the small estate of Teresa Catherine Hutchi-

son, who died on January 11, 2004

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 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 representative or file them with the Reg-

ister of Wills with a copy to the

undersigned on or before the earlier

(1) Six months from the date of the

(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

KAREN MAE JACKSON

Personal Representative

other delivery of the notice.

thereafter.

CERETA A. LEE

of the following dates:

decedent's death; or

without a will.

of this Notice.

tative or the attorney.

146627 (3-14,3-21,3-28)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF FREEMAN LEROY ROSE

Notice is given that Curtis Rose, whose address is 1310 Washington Whose address is 150 Washington Lane, Fort Washington, MD 20744, was on June 23, 2023 appointed per-sonal representative of the small es-tate of Freeman Leroy Rose, who died on June 13, 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 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.

CURTIS ROSE Personal Representative

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

146855

Estate No. 129700

(3-28)

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 146856 (3-28)

REGISTER OF WILLS FOR

Prince George's County

Estate No. 132307

#### **LEGALS**

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Nicholeta K. Straub and John M. Straub to Wyndham Vacation Resorts, Inc, recorded on 04/17/2019, in Liber 42000, at folio 511 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/222, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

146628 (3-14,3-21,3-28)

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Tilda Proctor,

whose address is 8808 Edison Lane,

Clinton, MD 20735, was on March

19, 2024 appointed personal representative of the small estate of Fran-

cis Bervin Butler, who died on

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 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

(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

other delivery of the notice.

TILDA PROCTOR

REGISTER OF WILLS FOR

Prince George's County

Personal Representative

thereafter.

CERETA A. LEE

of the following dates:

decedent's death; or

March 6, 2024 without a will.

tative or the attorney.

of this Notice.

FRANCIS BERVIN BUTLER

IN THE ESTATE OF

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE O LEONARD LINFORD CURTIS

Notice is given that Timothy Daniels, whose address is 4406 John Street, Suitland, MD 20746, was on February 15, 2024 appointed personal representative of the small estate of Leonard Linford Curtis, who died on July 3, 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 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.

#### TIMOTHY DANIELS Personal Representative

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

146857

Estate No. 132351

(3-28)

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132771 146858 (3-28)

VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 505,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI

lectively, the "Timeshare Declaration").

has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

**LEGALS** ASSIGNEE'S SALE

OF TIMESHARE INTEREST IN VALUABLE

IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Kay Brunner Falco, Trustee and John Falco, Trustee, of The John and Kay Falco Rev Living Trust Dtd 10-29-10 to Wyndham Vacation Resorts, Inc, recorded on 02/23/2018, in Liber 40609, at folio 501 among the Land

Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/36, and at the request of the party secured in the terms and conditions thereof, the undersigned

assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735

**APRIL 3, 2024** 

AT 11:00 A.M.

One 505,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621,

623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108,

1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare

Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with

the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project")

as described in "Declaration of Condominium for Capital Cove at National

Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively the "Timeshear Declaration")

This conveyance applies only to Residential Sub-Units containing Standard

Main Street, Upper Marlboro, Maryland, on

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(3-14,3-21,3-28) 146629

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Mark Jon Feld-

man, whose address is 10298 Spring Iris Drive, Bristow, VA 20136, was

on November 15, 2023 appointed

personal representative of the small estate of John Leroy Feldman, who died on August 31, 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 represen-

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 representative or file them with the Reg-

ister of Wills with a copy to the undersigned on or before the earlier

(1) Six months from the date of the

(2) Thirty days after the personal

representative mails or otherwise de-livers to the creditor a copy of this

published notice or other written no-

tice, notifying the creditor that the claims will be barred unless the cred-

itor presents the claim within thirty

days from the mailing or other deliv-

Any claim not served or filed

within that time, or any extension

provided by law, is unenforceable thereafter.

of the following dates:

decedent's death; or

ery of the notice.

tative or the attorney.

of this Notice.

JOHN LEROY FELDMAN

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE O **DAVID JOHN GRAHAM**

Notice is given that Jennifer Saunders, whose address is 2458 Etting Street, Baltimore, MD 21217, was on January 4, 2024 appointed personal representative of the small estate of David John Graham, who died on

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.

May 20, 2023 without a will.

All persons having any objection to the appointment shall file their bjections 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.

# Personal Representative

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

146859

P.O. Box 1729 Upper Marlboro, MD 20773-1729

CERETA A. LEE

MARK JON FELDMAN

Personal Representative

REGISTER OF WILLS FOR Prince George's County

> Estate No. 131391 (3-28)

# JENNIFER SAUNDERS

Estate No. 131218

(3-28)

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

146860

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Mary H. Fessler and Raymond M. Fessler to Wyndham Vacation Resorts, Inc, recorded on 04/17/2019, in Liber 42000, at folio 475 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/38, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

# /s/ Daniel C. Zickefoose, Assignee

# NOTICE OF APPOINTMENT

146630

#### NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ELLEN REDFERN

Notice is given that Diane Elmore, whose address is 4801 Reston Lane, Bowie, MD 20715, was on March 15, 2024 appointed Personal Representative of the estate of Mary Ellen Redfern who died on February 15, 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 September, 2024.

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

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

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

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

DIANE ELMORE Personal Representative

CERETA A. LEE

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

Estate No. 132739 146866 (3-28,4-4,4-11)

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

REGISTER OF WILLS FOR

CERETA A. LEE

146867

Estate No. 132685 (3-28,4-4,4-11)

#### **LEGALS**

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Wanda Marie Lofton to Wyndham Vacation Resorts, Inc, recorded on 02/09/2018, in Liber 40566, at folio 504 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/40, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 574,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1131, 1114, 1116, 1108, 1108, 1108, 1108, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1108, 1108, 1108, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1118, 1116, 1118, 118, 1188, 1 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project" as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and he been allegated 574 000 Posints at the time of pure Ownership Interest and has been allocated 574,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Úse Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.53 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

# /s/ Daniel C. Zickefoose, Assignee

#### NOTICE OF APPOINTMENT NOTICE OF APPOINTMENT

# NOTICE TO UNKNOWN HEIRS

NOTICE TO CREDITORS

146631

(3-14,3-21,3-28)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

EDWARD JEROME PROCTOR

Notice is given that Shelly R Nickelson, whose address is 13015 Britts

Brook Lane, Waldorf, MD 20601, was

on March 12, 2024 appointed Personal Representative of the estate of

Edward Jerome Proctor who died on

Further information can be obtained 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 pro-bate of the decedent's will) shall file their objections with the Register of

Wills on or before the 12th 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. Claim forms may be obtained from the Register of Wills.

other delivery of the notice.

SHELLY R NICKELSON Personal Representative

February 21, 2024 with a will.

tative or the attorney.

September, 2024.

following dates:

decedent's death; or

IN THE ESTATE OF

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF DEBORAH ANNE MCGURRIN

Notice is given that David McGurrin, whose address is 1811 Addison Road South, Forestville, Maryland 20747, was on February 5, 2024 appointed Personal Representative of the estate of Deborah Anne McGurrin, who died on January 17, 2024 without a will.

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

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

DAVID MCGURRIN Personal Representative

CERETA A. LEE

146797

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

> Estate No. 132243 (3-21,3-28,4-4)

Estate No. 132375

146798

#### **LEGALS**

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Della Mae Romey and Robert Romey to Wyndham Vacation Resorts, Inc, recorded on 08/16/2019, in Liber 42444, at folio 536 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/42, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 305,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-827, 901-921, 923-827, 901-921, 923-928, 927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 305,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.74 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

# /s/ Daniel C. Zickefoose, Assignee

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Keith Neal,

whose address is 308 Diamond Ave., Chesapeake, VA 23323, was on

March 1, 2024 appointed Personal Representative of the estate of Ken-

neth Neal, who died on November

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 pro-

bate of the decedent's will) shall file their objections with the Register of

Wills on or before the 1st day of Sep-

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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that

the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable

thereafter. Claim forms may be ob-

KENNETH NEAL

17, 2023 without a will.

tember, 2024.

the following dates:

decedent's death; or

#### <u>146632</u> (3-14,3-21,3-28)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

Notice is given that Folashade Joy Ojelade, whose address is 3102 Polk

Ct, Glenarden, MD 20706, was on February 22, 2024 appointed Per-sonal Representative of the estate of

Joel Olusina Ojelade, who died on August 23, 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 pro-

bate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 22nd day of

Any person having a claim against

the decedent must present the claim

to the undersigned personal repre-

sentative or file it with the Register of Wills with a copy to the under-

igned, on or before the earlier of

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this published notice or other written

notice, notifying the creditor that

the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable

thereafter. Claim forms may be ob-

other delivery of the notice.

August, 2024.

the following dates:

decedent's death; or

#### NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED TO ALL PERSONS INTERESTED PATRICIA MARIETTA CARTER IN THE ESTATE OF JOEL OLUSINA OJELADE

(3-14,3-21,3-28)

Notice is given that Marcia Anderson, whose address is 2708 Scarbrough Drive, Fort Washington, MD 20744, was on February 16, 2024 appointed Personal Representative of the estate of Patricia Marietta Carter, who died on January 17, 2022 without a will.

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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 August, 2024.

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

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

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

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

> MARCIA ANDERSON Personal Representative

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

(3-21,3-28,4-4)

tained from the Register of Wills. FOLASHADE JOY OJELADE Personal Representative

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

146799

UPPER MARLBORO, MD 20773-1729

Estate No. 132397

(3-21.3-28.4-4)

tained from the Register of Wills. KEITH NEAL

other delivery of the notice.

Personal Representative

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

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 131793 (3-21.3-28.4-4)146800

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LILLIE L ROYALL

Notice is given that Jeffery O Royall, whose address is 3205 Orleans Ave, District Heights, MD 20747, was on January 11, 2024 appointed personal representative of the small estate of Lillie L Royall, who died on November 25, 2022 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise elivers 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.

> JEFFERY O ROYALL Personal Representative

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

Estate No. 131732

#### SMALL ESTATE NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED

ZION MARIE WHREN

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Patrick J Barnes, whose address is 2323 Bentonia Court, District Heights, MD 20747, was on February 13, 2024 appointed personal representative of the small estate of Zion Marie Whren, who died on November 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 represen-tative or the attorney.

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

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

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

> PATRICK J BARNES Personal Representative

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

146844 (3-28)

Estate No. 132327

#### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHAWN LAMAR GRAHAM

Notice is given that Henry Lee Graham, whose address is 7231 Oliver Street, Lanham, MD 20706, was on January 25, 2024 appointed personal representative of the small estate of Shawn Lamar Graham, who died on October 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 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 hereafter.

HENRY LEE GRAHAM Personal Representative

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

Estate No. 131933 146845 (3-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MALCOLM WADSWORTH

Notice is given that Jan Broady, whose address is 10105 Green Forest Drive, Adelphi, MD 20783, was on January 2, 2024 appointed personal representative of the small estate of Malcolm Wadsworth Diggs, who died on November 6, 2023 without a will.

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

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

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

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

JAN BROADY Personal Representative

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

Estate No. 131766

146846 (3-28)

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

**LEGALS** 

#### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF YOLANDA MARIE LYLES

Notice is given that Sherese Veronica Lyles, whose address is 13050 Salford Terrace, Upper Marlboro, MD 20774, was on January 5, 2024 appointed personal representative of the small estate of Yolanda Marie Lyles, who died on December 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 represen-tative or the attorney.

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

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.

> SHERESE VERONICA LYLES Personal Representative

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

Estate No. 131895 <u>146847</u> (3-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DIANA LEE CANDLER

Notice is given that Katherine Troupe Hendricks, whose address is 4009 Rolling Paddock Drive, Upper Marlboro, MD 20772, was on January 23, 2024 appointed personal representative of the small estate of Diana Lee Candler, who died on December 19, 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 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

KATHERINE TROUPE HENDRICKS Personal Representative

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

<u>146848</u>

Estate No. 132053 (3-28)

#### **LEGALS**

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

TO ALL PERSONS INTERESTED DOROTHY NICOLA HAZLEWOOD

Notice is given that Sharon Nathalie Hazlewood, whose address is 620 Sheridan Street Apt 518, Hyattsville, MD 20783, was on February 16, 2024 appointed personal representative of the small estate of Dorothy Nicola Hazlewood, who died on December 17, 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 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

> SHARON NATHALIE HAZLEWOOD Personal Representative

REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729 Estate No. 132113

(3-28)

146849

CERETA A. LEE

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

TO ALL PERSONS INTERESTED

Notice is given that Lucy Williams, whose address is 630 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.

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

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

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

> LUCY WILLIAMS Personal Representative

Estate No. 131984

Call (301) 627-0900

IN THE ESTATE OF AMOS EDWARDS

Sheridan Street Apt 513, Hyattsville, MD 20783, was on January 17, 2024 appointed personal representative of the small estate of Amos Ed wards, who died on December 3,

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

(1) Six months from the date of the

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

<u>146850</u> (3-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CORNELL A STEELE

Notice is given that Wanda Steele, whose address is 3719 Cooper Lane, Hyattsville, MD 20784, was on February 28, 2024 appointed personal representative of the small estate of Cornell A Steele, who died on January 31, 2024 without a will.

Further information can be obtained by reviewing the estate file in

the office of the Register of Wills or

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

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

(1) Six months from the date of the

(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.

WANDA STEELE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 132427

146851

TO ALL PERSONS INTERESTED IN THE ESTATE OF **SANTA E TRINIDAD** 

Notice is given that Alejandro Sosa, whose address is 11330 Cherry Hill Rd Apt 304, Beltsville, MD 20705, was on January 2, 2024 appointed personal representative of the small estate of Santa E Trinidad, who died on November 17, 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 pub-

lication of this Notice. All persons

having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice. All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Reg-

undersigned on or before the earlier of the following dates: (1) Six months from the date of the

ister of Wills with a copy to the

(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.

ALEJANDRO SOSA Personal Representative

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

Estate No. 131784 146852

(3-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SCENOBIA G EASTERLY

Notice is given that James Easterly, whose address is 8403 Willow Wood Drive, Fort Washington, MD 20744, was on February 26, 2024 appointed personal representative of the small estate of Scenobia G Easterly, who died on November 24, 2023 without a will.

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

All persons having any objection to the appointment 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.

JAMES EASTERLY Personal Representative

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

Estate No. 132438 (3-28)146853

Fax (301) 627-6260

**LEGALS** 

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF ALVIN H BURWELL

Notice is given that Patricia Burwell, whose address is 12305 Hollybank Drive, Fort Washington, MD 20744, was on February 8, 2024 appointed personal representative of the small estate of Alvin H Burwel who died on December 21, 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 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.

PATRICIA BURWELL Personal Representative

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

Estate No. 132296 146854 (3-28)

# The Prince George's Post

(3-28)

Serving Prince George's County Since 1932

#### **LEGALS**

#### **ORDER OF PUBLICATION**

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

Plaintiff

GREATER PEOPLES UNION BAPTIST CHURCH PRINCE GEORGE'S COUNTY, Maryland

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 0455295, PARCEL A; 1.94 ACRES & FAIRFIELD; \$1020933 LIB 46773 FL 303 AND AS-SESSED TO GREATER PEOPLES KNOWN AS 3601 SOUTHERN AVE SUITLAND

Defendants

#### In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-24-001244

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 0455295, PARCEL A; 1.94 ACRES & FAIRFIELD; ASSMT \$1020933 LIB 46773 FL 303 AND AS-SESSED TO GREATER PEOPLES KNOWN AS 3601 SOUTHERN AVE SUITLAND

The Complaint states, among other things, that the amounts necessary

for redemption have not been paid It is thereupon this 18th day of March, 2024, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 5th day of April, 2024, warning all persons interested in the property to appear in this Court by the 14th day of May, 2024, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146813 (3-21,3-28,4-4)

#### **ORDER OF PUBLICATION**

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

Plaintiff

HONGKUAN HENRY LI PRINCE GEORGE'S COUNTY, Maryland

AND

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 0627240, 39,639 SQ.FT. & IMPS. PERRIES LAND LOT 3; ASSMT \$187633 LIB 15476 FL 711 AND AS-SESSED TO LI HONGKUAN H; KNOWN AS 5800 PERRIE LN SUITLAND MD 20746.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-24-001245

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 0627240, 39,639 SQ.FT. & IMPS. PERRIES LAND LOT 3; ASSMT \$187633 LIB 15476 FL 711 AND AS-SESSED TO LI HONGKUAN H; KNOWN AS 5800 PERRIE LN SUITLAND MD 20746.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 18th day of March, 2024, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper hav-ing general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 5th day of April, 2024, warning all persons interested in the property to appear in this Court by the 14th day of May, 2024, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (3-21,3-28,4-4) 146814

#### ORDER OF PUBLICATION

**LEGALS** 

Plaintiff

Erica T. Davis

1401 Rockville Pike Ste 650

Rockville, MD 20852

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Melinda Wil-

son, whose address is 4763 Waves Pointe, Wilmington, NC 28412, was on March 1, 2024 appointed Personal Representative of the estate of Michael Phillip Hodges, who died on September 29, 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 September, 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

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that

the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable

thereafter. Claim forms may be ob-

tained from the Register of Wills.

other delivery of the notice.

MELINDA WILSON

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

146789

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 132567

(3-21,3-28,4-4)

decedent's death; or

TO ALL PERSONS INTERESTED

MICHAEL PHILLIP HODGES

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

HONGKUAN HENRY LI PRINCE GEORGE'S COUNTY, Maryland

AND

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 0461418, PT LOTS 47 AND 108; 17,277 SQ.FT. & IMPS. MORNING-SIDE; ASSMT \$206,833 LIB 35618 FL 193 AND ASSESSED TO LI HONGKUAN HENRY; KNOWN AS 4010 FOREST GROVE DR SUIT-LAND MD 20746.

Defendants

#### In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-24-001246

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 0461418, PT LOTS 47 AND 108; 17,277 SQ.FT. & IMPS. MORNING-SIDE; ASSMT \$206,833 LIB 35618 FL 193 AND ASSESSED TO LI HONGKUAN HENRY; KNOWN AS 4010 FOREST GROVE DR SUIT-LAND MD 20746.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 18th day of March, 2024, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince ing general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 5th day of April, 2024, warning all persons interested in the property to appear in this Court by the 14th day of May, 2024, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk (3-21,3-28,4-4)

146815

Chevy Chase, MD 20850 301-656-1755

# NOTICE TO CREDITORS

Notice is given that Catherine Marie Allen, whose address is 11617 Hitching Post Lane, Rockville, MD 20852, was on March 18, 2024 appointed Personal Representative of the estate of M. Barbara Allen aka Mary Barbara Allen who died on October 8, 2023 with a will.

Further information can be obtained by reviewing the estate file in

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

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-

CATHERINE MARIE ALLEN Personal Representative

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

Estate No. 131385

Brian M. Spern, Esq. Law Office of Brian M. Spern 3701 Old Court Road - Suite 24

Baltimore, MD 21208 410-580-5497

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE CLARE

Notice is given that Brian M. Spern whose address is 3701 Old Court Road - Suite 24, Baltimore, MD 21208, was on March 14, 2024 appointed personal representative of the small estate of George Clare who died on December 18, 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 claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

BRIAN M. SPERN, ESQ. Personal Representative

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

> Estate No. 119471 (3-28)

146839

#### **LEGALS**

Matthew B. Bogin 5454 Wisconsin Avenue, Suite 760

#### NOTICE OF APPOINTMENT NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF M. BARBARA ALLEN

the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

Wills on or before the 18th day of September, 2024.

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

146864 (3-28,4-4,4-11)

Ronald Scott Mitchell 8403 Colesville Road, Suite 1100 Silver Spring, MD 20910 240-638-2828

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GARY D. WATSON

Notice is given that Deborah A. Watson, whose address is 9229 Limestone Place, College Park, MD 20740, was on March 14, 2024 appointed Personal Representative of the estate of Gary D. Watson who died on July 25, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of September, 2024.

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

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

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

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

DEBORAH A. WATSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131524

146865 (3-28,4-4,4-11)

EDWARD M BIGGIN ESO 200A Monroe Street, Suite 110 Rockville, MD 20850

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GERALD SCOTT** AKA: GERALD GERONE SCOTT

Notice is given that Christopher Scott, whose address is 12910 Old Chapel Road, Bowie, MD 20720, was on February 20, 2024 appointed Personal Representative of the estate of Gerald Scott who died on October 14, 2021 without a will. There was a prior small estate proceeding.

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 20th day of August, 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.

CHRISTOPHER SCOTT Personal Representative

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

146869 (3-28,4-4,4-11) Martin G Oliverio, Esquire

Estate No. 123435

14300 Gallant Fox Lane, Suite 218 Bowie, MD 20715 301-383-1856

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

TO ALL PERSONS INTERESTED EARL LEON DIXON

Notice is given that Rose B Dixon, Court, Fort Washington, MD 20744, was on February 28, 2024 appointed personal representative of the small estate of Earl Leon Dixon, who died on December 25, 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 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.

ROSE B DIXON Personal Representative

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

Estate No. 132523 146840 (3-28)

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# **LEGALS**

Helen M. Whelan Landsman Law Group 200-A Monroe Street, Suite 110 Rockville, MD 20850

#### 240-403-4300 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF ALICE E. ADDISON

Notice is given that Robyn L. Addison, whose address is 7901 Foxlair Ct, Clinton, MD 20735, was on March 4, 2024 appointed Personal Representative of the estate of Alice Addison, who died on June 23, 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 pro-

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of September, 2024. 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: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992,

sentative or file it with the Register

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.

ROBYN L. ADDISON Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 130978

(3-21,3-28,4-4)

146782

146790

Gregory J. Ferra Liff, Walsh & Simmons

181 Harry S. Truman Parkway Suite 200 Annapolis, MD 21401

#### 410-266-7699 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

JANICE ELAINE BAILEY Notice is given that Christopher David Durachka, whose address is Baltimore Road, Stevensville, MD 21666, was on March 8, 2024 appointed Personal Representative of the estate of Janice Elaine Bailey who died on December 6, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of September, 2024.

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative 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 obtained from the Register of Wills.

CHRISTOPHER DAVID DURACHKA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132652

(3-21,3-28,4-4)

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

RANDI BOCANEGRA

146830

PO Box 399 Severn, MD 21144 410-775-8213

Randi Bocanegra Esq

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

TO ALL PERSONS INTERESTED

MARY ANN HUTTON Notice is given that Randi Bocanegra, whose address is P O Box 399, Severn, MD 21144, was on December 1, 2023 appointed personal representative of the small estate of Mary Ann Hutton who died on August 4, 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 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

Further information can be ob-

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

UPPER MARLBORO, MD 20773-1729

Estate No. 131554 (3-28)

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Tasala Rufai to Wyndham Vacation Resorts, Inc, recorded on 03/10/2016, in Liber 37946, at folio 523 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/44, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 262,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 262,500 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

# /s/ Daniel C. Zickefoose, Assignee

#### 146633 (3-14,3-21,3-28)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF JOANN WILSON

Notice is given that Dionne Wilson, whose address is 500 Peacock Drive, Landover, MD 20785, was on February 29, 2024 appointed Personal Representative of the estate of Joann Wilson, who died on July 15, 2023 without a will.

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

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

> DIONNE WILSON Personal Representative

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

146738

(3-14,3-21,3-28)

Estate No. 132536

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT LEE MILLER

Notice is given that Elois J Wiggins whose address is 1307 Chalmers Road, Silver Spring, MD 20903, was on February 20, 2024 appointed Personal Representative of the estate of ROBERT LEE MILLER, who died on December 13, 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 20th day of August, 2024.

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

(1) Six months from the date of the dècédent'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.

#### ELOIS J WIGGINS Personal Representative

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

Estate No. 131802

146748 (3-14,3-21,3-28)

#### **LEGALS**

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Vera Chapman and Deveronee Chapman to Wyndham Vacation Resorts, Inc, recorded on 11/28/2016, in Liber 38795, at folio 184 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/46, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 169,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217,301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 169,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.84 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

# /s/ Daniel C. Zickefoose, Assignee

#### 146634 (3-14,3-21,3-28)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF KATRINA JOHNSON

Notice is given that Swynice Matthews-Ockiya whose address is 12030 Bion Drive, Ft. Washington, Maryland 20744, was on February 29, 2024 appointed Personal Representative of the estate of KATRINA JOHNSON, who died on September 12, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of August, 2024.

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

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

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

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

SWYNICE MATTHEWS-OCKIYA Personal Representative

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

146749

Estate No. 131059

(3-14,3-21,3-28)

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

## TO ALL PERSONS INTERESTED IN THE ESTATE OF RANDOLPH BLAKE

Notice is given that Altessia J Blake, whose address is 6909 22nd Avenue, Hyattsville, MD 20783, was on March 13, 2024 appointed Personal Representative of the estate of

Randolph Blake who died on August 24, 2022 with a will.

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

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

ALTESSIA J BLAKE Personal Representative

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

Estate No. 126718 146783 (3-21,3-28,4-4)

#### **LEGALS**

#### ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Courtney H. Wilson and Sandrina Wilson to Wyndham Vacation Resorts, Inc, recorded on 06/14/2018, in Liber 41022, at folio 143 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 49159/48, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### **APRIL 3, 2024** AT 11:00 A.M.

One 426,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 426,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master ondominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.92 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

# /s/ Daniel C. Zickefoose, Assignee

#### 146635 (3-14,3-21,3-28)

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

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINA H WALDRON

Notice is given that Mary Ellen Verceles, whose address is 13715 Old Chapel Rd, Bowie, MD 20715, was on March 7, 2024 appointed Personal Representative of the estate of Regina H Waldron who died on November 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 7th day of September, 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.

MARY ELLEN VERCELES Personal Representative

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

Estate No. 132622 146784 (3-21,3-28,4-4)

## NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNE ELIZABETH BLACKISTONE AKA: ANNE BLACKISTON

Notice is given that Jennifer Brown, whose address is 45312 Abell Drive, California, MD 20619, was on March 1, 2024 appointed Personal Representative of the estate of Anne Elizabeth Blackistone who died on January 31, 2024 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 September, 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.

JENNIFER BROWN Personal Representative

146785

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

Estate No. 132373 (3-21,3-28,4-4)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF WINSTON D HYLTON SR

Notice is given that Winston D Hylton II, whose address is 8257 atie Lynn Court, Gainesville, VA 20155, was on March 12, 2024 appointed Personal Representative of the estate of Winston D Hylton Sr who died on October 13, 2022 with a

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

WINSTON D HYLTON II Personal Representative

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

Estate No. 132563 (3-21,3-28,4-4) 146786

Project Name/Number:

Project Applicant:

Project Description:

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF **DOROTHY ELAINE FAISON**

Notice is given that Crystal Watkins, whose address is 5907 Lundy Drive, Lanham, MD 20706, was on February 1, 2024 appointed Personal Representative of the estate of Dorothy Elaine Faison who died on July 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of August, 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.

CRYSTAL WATKINS Personal Representative

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

(3-21,3-28,4-4) 146787

**LEGALS** 

MARYLAND DEPARTMENT OF THE ENVIRONMENT

PRELIMINARY DECISION TO GRANT

CATEGORICAL EXCLUSION (CE #626)

DWBL -1061 - 25L

The proposed project involves the replacement of the aging water distribu-

tion system in the Lanham area in Prince George's County. The existing

water distribution system has exceeded its useful life and is experiencing

failures and leaks. The deteriorated water distribution system needs replace-

ment. The improvements will provide residents with safe and adequate

The Washington Suburban Sanitary Commission has applied for financial

assistance from the Maryland Department of the Environment's State Revolving Loan Fund for the proposed project as described above. In accor-

dance with requirements for complying with the State Environmental Review Process (SERP) under COMAR 26.03.11 for such assistance, a review

has been performed by the Department on the applicant's request for a Cat-

egorical Exclusion from a comprehensive environmental review under SERP. The Department has determined that the proposed project qualifies for a Categorical Exclusion pursuant to COMAR 26.03.11.04 because the project

constitutes water distribution line replacement in an existing community.

This determination is based on a careful review of the supporting documen-

tation provided by the applicant and other documents available to the De-

partment. In concert with this preliminary determination, the Department

has also found the project to be consistent with the Maryland Economic

Growth, Resource Protection, and Planning Policy in accordance with Exec-

utive Order 01.01.1992.27, and Maryland's Smart Growth and Neighborhood

As a result of the above determination, the applicant will not need to prepare

and/or finalize an Environmental Information Document, and the Depart-

ment is prepared to approve the applicant's request for financial assistance

Comments supporting or disagreeing with the above preliminary decision

Rajiv Chawla, Division Chief

Region I Project Management Division Engineering & Capital Projects Program

Maryland Department of the Environment

1800 Washington Boulevard Baltimore, Maryland 21230

After evaluating any comments received, the Department will make a final

decision no sooner than 20 calendar days from the date of this notice. No

administrative action will be taken with respect to this proposal during this

**LEGALS** 

TOWN OF BERWYN HEIGHTS NOTICE

OF A PROPOSED

REAL PROPERTY TAX RATE INCREASE

For the taxable year beginning July 1, 2024, the Town Council of the Town

of Berwyn Heights proposes to increase real property tax rates from \$0.5187

A public hearing on the proposed real property tax rate increase will be held at  $7:00\mathrm{PM}$  on April 10, 2024 at Berwyn Heights Town Hall Council Cham-

The hearing is open to the public, and public testimony is encouraged. Persons with questions regarding this hearing may call 301-474-5000 for fur-

(3-28)

(3-28)

146884

Conservation Policy, in accordance with Executive Order 01.01.1998.04.

Project Location/County: Lanham area, Prince George's County

Total Project Cost/Loan: \$5,773,000 / \$5,773,000

drinking water, including fire protection.

without further environmental review

timeframe.

<u>146885</u>

ther information.

146883

may be submitted for consideration by writing to:

Walid Saffouri, P.E., Program Administrator

Engineering & Capital Projects Program Maryland Department of the Environment

Newburg Drive Water Main Replacement

Washington Suburban Sanitary Commission

#### UPPER MARLBORO, MD 20773-1729 Estate No. 132199

#### **LEGALS**

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

# TO ALL PERSONS INTERESTED

appointed Personal Representative of the estate of Cecelia B Whittaker who died on April 18, 2022 with a

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 5th day of Au-

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

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.

STEPHANIE WHITTAKER Personal Representative

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

146788

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF RUBY JEAN HOLTON

Notice is given that Kenneth Holton, whose address is 12717 Buckhardt Court, Clinton, MD 20735, was on March 6, 2024 appointed Personal Representative of the estate of Ruby Jean Holton, who died on October 5, 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 6th day of September, 2024.

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

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

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

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

#### KENNETH HOLTON Personal Representative

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

Estate No. 132216 <u>146791</u> (3-21,3-28,4-4)

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

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: 4/1/2024.

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

#### **ALLEYCAT TOWING & RECOVERY** 5110 BUCHANAN ST EDMONSTON, MD 20781

2008	NISSAN	MAXIMA	MD	3BV1685	1N4BA41E48C828852
2004	HONDA	CRV	VA	UBC5984	JHLRD18401C038145
2008	IFFP CE	AND CHEROKEE	DC	FX5727	118HS58NJ48C190320

#### 8913 OLD ARDMORE RD LANDOVER, MD 207850 301-773-7670

2008	FORD	ESCAPE			1FMCU94168KA12948
2003	ISUZU	NQR			JALE5B14237900025
2017	NISSAN	VERSA			3N1CN7AP3HL868787
2015	FORD	TRANSIT	MD	8FR3198	NM0LS7E77F1228342
2012	CHRYSLER	200			1C3CCBBG4CN240674
1999	MAZDA	626			1YVGF22D9X5817242
2003	HONDA	ACCORD	VA	TVB8773	1HGCM66533A076531

#### ID TOWING 2817 RITCHIE RD **FORESTVILLE, MD 20747** 301-967-0739

2008	SUZUKI PONTIAC DODGE	GSX-R750L TORRENT GRAND	MD MD	18110M5 8EW0932	JS1GR7MA5E2101587 2CKDL43F886003109 2C4RDGCG7KR774753
2013	NISSAN	CARAVAN ROUGE			JN8AS5MV8DW623830
2017	FORD	FUSION	1 m		3FA6P0H72HR108306
2013	MERCEDES- BENZ	ML350	MD	7CT5783	4JGDA5HB9DA101776
2002	GMC	YUKON			1GKFK66U02J291232
2011	FORD	F-250	PA	4155522	1FT7X2B65BEC71939

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

2015	NISSAN	ALTIMA			1N4AL3AP4FC266353
2000	BMW	325I			WBAAM3345YCA91236
2001	FORD	EXPEDITION	VA	UJU9098	1FMRU17W51LB21226
2001	FORD	EXPEDITION			1GCFG15R7X1159198
1996	DODGE	RAM 1500	VA	VZS9053	2B7HB21X5TK130444
2009	TOYOTA	CAMRY	MD	T4210518	4T1BE46K89U335566
1993	CHEVROLET. ASTRO		GA	RXS8982	1GNEL19W0PB162453
2009	BMW	550I	VA	A57368	WBANB53527CP03948
1998	LEXUS	ES 300	MD	4FD2558	JT8BF28G4W0143707

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

2014	FPRD	FLEX	MD	1EV9030	2FMGK5C87EBD21753
2005	FORD	EXPLORER			1FMZU63K95UA09299
2016	FORD	EXPLORER	IL	4112226	1FM5K8F87GGB98438
2014	NISSAN	SENTRA	VA	TZU3227	3N1AB7AP0EY233864
2000	AUDI	A6	VA	TNN8779	WAUED24B3YN075496
1997	DODGE	RAM	MD	1ER0757	3B7HF13ZXVG788743
2003	MERCEDES-	CLK500	MD	9EW7624	WDBTJ75J63F016319
	BENZ				
2003	INFINITI	I35			JNKDA31A33T113451
1997	BMW	528I	DC	FM0504	WBADD6322VBW27605
1995	CHEVROLE	Γ. G20	MD	646M805	1GBEG25K6SF119294
2008	CADILLAC	STS	DC	ET8190	1G6DW67VX80101792
2000	TOYOTA	CAMRY	VA	UGC2874	4T1BF22K1YU100691
2005	NISSAN	PATHFINDER			5N1AR18W15C711703
2009	PONTIAC	G6	VA	VGJ4620	1G2ZG57B794225436

#### PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707

301-210-6222 2000 KAWASAKI NITRO ZR750IE053012 4T1BE30K25U597659 2005 TOYOTA CAMRY 2010 NISSAN 5N1AN0NW1AC505611 XTERRA

#### **LEGALS**

NOTICE OF APPOINTMENT

**NOTICE TO CREDITORS** 

NOTICE TO UNKNOWN HEIRS

Notice is given that Belen Michael, whose address is 10643 Montrose Avenue, #203, Bethesda, Maryland

20814, was on March 1, 2024 ap-

pointed Personal Representative of the estate of Emebet Kebede, who

died on August 21, 2015 without 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 pro-bate of the decedent's will) shall file their objections with the Register of

Wills on or before the 1st day of Sep-

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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

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

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable

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

other delivery of the notice.

BELEN MICHAEL

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

146794

Personal Representative

UPPER MARLBORO, MD 20773-1729

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Nojim Oluwo, whose address is 7916 Quill Point Drive, Bowie, MD 20720, was on

February 5, 2024 appointed Personal Representative of the estate of Toyin Ajoke Oluwo, who died on January 6, 2024 without a will.

Further information can be ob-

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

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 Au-

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 in the provided by the claim forms may be obtained.

tained from the Register of Wills.

Personal Representative

Estate No. 132225

other delivery of the notice.

NOJIM OLUWO

REGISTER OF WILLS FOR

TO ALL PERSONS INTERESTED

IN THE ESTATE OF TOYIN AJOKE OLUWO

tative or the attorney.

the following dates:

decedent's death; or

Estate No. 132483

(3-21,3-28,4-4)

TO ALL PERSONS INTERESTED

EMEBET KEBEDE

tative or the attorney.

tember, 2024.

decedent's death; or

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF LOIS C STEVENSON

Notice is given that Michael Presley, whose address is 7247 G Street, Capitol Heights, MD 20743, was on March 8, 2024 appointed Personal Representative of the estate of Lois C Stevenson, who died on December 19, 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 September, 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

#### MICHAEL PRESLEY Personal Representative

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

Upper Marlboro, MD 20773-1729 Estate No. 132206

146793 (3-21,3-28,4-4)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY T WRIGHT AKA: MARY THERESA WRIGHT

Notice is given that Joanne D Zeigler, whose address is 15924 Paisley Lane, Bowie, MD 20716, was on March 6, 2024 appointed Personal Representative of the estate of Mary T Wright, who died on July 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 6th day of September, 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.

JOANNE D ZEIGLER Personal Representative

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

UPPER MARLBORO, MD 20773-1729

146795

PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 131589

(3-21,3-28,4-4) (3-21,3-28,4-4) 146796

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: 4/5/2024.

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

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

2008	KIA	SPORTAGE	MD	56916M3	KNDJE723487486787
2010	FORD	FOCUS	MD	3AZ5497	3FADP0L3XAR293447
2005	LEXUS	ES			JTHBA30G955136463
2010	NISSAN	ALTIMA	VA	TTC8261	1N4AL2AP2AN469815
2012	ACURA	TL	VA	TWT6101	19UUA8F20CA003664
2012	CHEVROLE	ΓIMPALA	VA	TSN3525	2G1WF5E34C1324918
2000	MERCEDES-	E320	MD	8CX5421	WDBJF65J2YB114877
	BENZ				
2015	BMW	328I	MD	3EV8056	WBAWV53547PF95114
2007	LEXUS	250	MD	1DA5871	JTHCF1D29F5020674

#### PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707

301-210-6222

MD 1ER2227 1N4AA5AP6EC477280 2014 NISSAN MAXIMA

146886 (3-28)

# THIS COULD BE YOUR AD!

per \$100 of assessment to \$0.58 per \$100 of assessment.

bers-5700 Berwyn Rd, Berwyn Heights, MD 20740.

Call 301-627-0900

# IN THE ESTATE OF CECELIA B WHITTAKER

Notice is given that Stephanie Whittaker, whose address is 9011 Fairhaven Avenue, Upper Marlboro, MD 20772, was on February 5, 2024

by contacting the personal representative or the attorney.

gust, 2024.

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

other delivery of the notice.

(3-21,3-28,4-4)

Estate No. 125478

Revenue Authority of Prince George's County. Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice

# 301-864-0323

# CHARLEY'S CRANE SERVICE

2008	FORD	ESCAPE			1FMCU94168KA129
2003	ISUZU	NQR			JALE5B14237900025
2017	NISSAN	VERSA			3N1CN7AP3HL8687
2015	FORD	TRANSIT	MD	8FR3198	NM0LS7E77F122834
2012	CHRYSLER	200			1C3CCBBG4CN2406
1999	MAZDA	626			1YVGF22D9X581724
2003	HONDA	ACCORD	VA	TVB8773	1HGCM66533A0765

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