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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CAROL D FRASER** 

Notice is given that Llewellyn Fraser, whose address is 2612 Ritchie Rd, District Heights, MD 20747, was on August 2, 2024 appointed Personal Representative of the estate of Carol D Fraser, who died on June 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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of February, 2025.

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.

LLEWELLYN FRASER Personal Representative

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

Estate No. 134304

148515 (11-28,12-5,12-12)

Alphia Jackson, Personal Representative c/o Amana Thompson Simmons, Esquire 800 Conneticut Avenue, NW, Third Floor Washington, DC 20006 202-491-6823

#### NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Court of Probate of Richland County, South Carolina appointed Alphia Jackson, whose address is 3476 Bonham Road, Saluda, South Carolina 29138, as the Personal Representative of the Estate of Olander T. Williams who died on August 14, 2022 domiciled in South Carolina,

The Maryland resident agent for service of process is Amana Thompson Simmons, Esquire, whose address is 18404 Lincoln Drive, Aquasco, MD 20608

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

PRINCE GEORGE'S COUNTY

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

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

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

ALPHIA JACKSON Foreign Personal Representative

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

Estate No. 134466 148520 (11-28,12-5,12-12)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF NATHANIEL FREEMAN AKA: NATHANIEL G FREEMAN

Notice is given that Gregory Freeman, whose address is 6272 Maxwell Dr Apt 4, Suitland, MD 20746, was on November 8, 2024 appointed Personal Representative of the estate of Nathaniel Freeman, who died on October 2, 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 8th day of

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

> GREGORY FREEMAN Personal Representative

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

Upper Marlboro, MD 20773-1729 Estate No. 135215

148514 (11-28,12-5,12-12)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GERALDINE M NEAL AKA: GERALDINE M JOLLEY

Notice is given that Kia M Cuffey, whose address is 2000 Bart Court, Upper Marlboro, MD 20774, was on November 13, 2024 appointed Per-sonal Representative of the estate of Geraldine M Neal, who died on February 4, 2005 without a will.

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

All persons having any objection to the appointment (or to the bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of May, 2025.

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.

> KIA M CUFFEY Personal Representative

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

Estate No. 135318 (11-28,12-5,12-12) 148518

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KELLEIGH JEVONN CLARK AKA: KELLÉIGH J EPPS KELLEIGH J EPPŚ-CLAŔK

Notice is given that Janelle M Ryan-Colbert, whose address is 3060 Mitchellville Rd, Suite 218, Bowie, MD 20716, was on July 30, 2024 appointed Personal Representative of the estate of Kelleigh Jevonn Clark, who died on September 23, 2021 without a will.

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

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

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

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

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

JANELLE M RYAN-COLBERT Personal Representative

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

Estate No. 123731

(11-14,11-21,11-28) 148372

Rick Todd 5850 Waterloo Road, Suite 140 Columbia, MD 21045 443-720-7500

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DANIEL ALEMU GEBRU

Notice is given that Yeshi Alemayehu Chekole, whose address is 3412 Cherry Hill Ct, Beltsville, MD 20705, was on November 15, 2024 appointed Personal Representative of the estate of Daniel Alemu Gebru, who died on January 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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of May, 2025.

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 ob-tained from the Register of Wills.

YESHI ALEMAYEHU CHEKOLE Personal Representative

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

Upper Marlboro, MD 20773-1729

(11-28,12-5,12-12) <u>148521</u>

Estate No. 135138

# **LEGALS**

Iacob Deaven, Esquire Parker, Simon, & Kokolis, LLC 110 N. Washington Street, Suite 500 Rockville, MD 20850 301-656-5775

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES GOLDEN MCMICHAEL

Notice is given that Thomas J Kokolis Esq. whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850-2230, was on October 21, 2024 appointed Personal Representative of the estate of James Golden McMichael, who died on October 1, 2017 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the pro-

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of Any person having a claim against

the decedent must present the claim to the undersigned personal 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,

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.

nine months from the date of the

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

> THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

UPPER MARLBORO, MD 20773-1729

Estate No. 132412 (11-14,11-21,11-28) 148368

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **REBECCA B DIGGS** 

Notice is given that Victoria R Sutton, whose address is 7520 Maple Ave, Unit 711, Takoma Park, MD 20912, was on November 6, 2024 appointed Personal Representative of the estate of Rebecca B Diggs who died on November 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.

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

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

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

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

VICTORIA R SUTTON Personal Representative

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

Upper Marlboro, MD 20773-1729 Estate No. 131593

<u>148510</u> (11-28,12-5,12-12) **NOTICE TO CREDITORS** 

NOTICE OF APPOINTMENT NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELEANOR THOMPSON

Notice is given that Bertha Thompson, whose address is 6008 Armaan Dr, Glenn Dale, MD 20769-9210, was on October 25, 2024 appointed Personal Representative of the estate of Eleanor Thompson, who died on September 27, 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 25th day of April, 2025. Any person having a claim against the decedent must present the claim

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

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

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

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

BERTHA THOMPSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 135237

(11-28,12-5,12-12) 148517

# **LEGALS**

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NATHANIEL DERRICK HERBERT

Notice is given that Lorraine Herbert, whose address is 7307 Malden Lane, District Heights, MD 20747-3525, was on October 29, 2024 appointed Personal Representative of the estate of Nathaniel Derrick Herbert, who died on October 14, 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 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 April, 2025.

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 determ

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.

LORRAINE HERBERT Personal Representative

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

Estate No. 135209 (11-28,12-5,12-12)

# **LEGALS**

Brian K. Young Esq. 808 S. Main Street Bel Air, MD 21014 410-836-8836

#### NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Circuit Court of Osceola County, Florida appointed William Dietrich, whose address is 21424 Medina, Mission Viejo, CA 92692, as the Personal Representative of the Estate of Marilyn Tileston who died on July 2023 domiciled in Osceola County, Florida.

The Maryland resident agent for service of process is Brian K. Young, whose address is 808 S. Main Street, Bel Air, MD 21014.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S COUNTY

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

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

(2) Two months after the foreign personal representative mails or de-livers 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 claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

WILLIAM DIETRICH Foreign Personal Representative

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

Estate No. 134430 148519 (11-28,12-5,12-12)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GALINA MARIA SUZIEDELIS

Notice is given that Jolanta Suziedelis, whose address is 10410 Rutland Pl, Hyattsville, MD 20783, was on October 28, 2024 appointed Personal Representative of the estate of Galina Maria Suziedelis who died on September 27, 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 28th day of April, 2025

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.

JOLANTA SUZIEDELIS Personal Representative

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

Estate No. 135254 148508 (11-28,12-5,12-12)

# The Prince George's Post

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#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Dominique J. Robinson and

Carlisle A. Robinson Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004221

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 52,431.19. The property sold herein is One 336,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")

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

True Copy-Mahasin Él Amin, Clerk 148466 (11-21,11-28,12-5)

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Charlie R. Faison and Anna B. Faison

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004219

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 3,914.62. The property sold herein is One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George' County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148467

## **LEGALS**

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., As-

Plaintiff

JOHN GOLD and MAUREEN GOLD, H&W

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004215

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 43,104.50. The property sold herein is One 733,000/2,855,944,500 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 O, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk

## **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., As-

Plaintiff

SAUNDRA ALTHERIA CARTER AND KRISTEN A BELL, TIC Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004216

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 48,085.01. The property sold herein is One 434,000/2,855,944,500 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 O, 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

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

Declaration").

True Copy—Test: Mahasin Él Amin, Clerk 148469 (11-21,11-28,12-5)

## **LEGALS**

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

BERNARD CAROTHERS and IN-GRID CAROTHERS, JT Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004213

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 35,310.31. The property sold herein is 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 (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148470 (11-21,11-28,12-5)

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Darryl Alan Benn and Dessa L. Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004222

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 65,605.99. The property sold herein is One 846,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Mahasin El Amin, Clerk <u>148471</u> (11-21,11-28,12-5)

# **LEGALS**

# NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-

signee, Plaintiff

Patricia T. Banks and Samuel S. Banks, Jr.

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004224

Defendant(s)

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three

successive weeks before the 13th

day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 77,898.39. The property sold herein is One 510,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148472 (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Linda J. Johnson and Elmer L. Johnson Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004226

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel Č. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 19,259.03. The property sold herein is One 315,000/2,855,944,500 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

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

Declaration").

True Copy—Test: Mahasin El Amin, Clerk 148473 (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Carolyn E. Clark and Leroy Clark

Defendant(s)

(11-21,11-28,12-5)

**LEGALS** 

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004227

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 71,297.57. The property sold herein is One 554,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148474 (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Marian Giesecke and Jerry Wilmoth

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004233

Defendant(s)

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 27,338.63. The property sold herein is One 454,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148475 (11-21,11-28,12-5)

# **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Florida Morehead

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004235

Defendant(s)

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 22,670.60. The property sold herein is One 405,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006 folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148476 (11-21,11-28,12-5)

**LEGALS** 

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kyle Blackstone Jason Murphy John Ansell 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees,

Dennis Wallace

6805 Northgate Parkway Clinton, MD 20735 Defendant

# In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001724

Notice is hereby given this 13th day of November, 2024, by the Cir-cuit 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 13th day of December, 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 13th day of

December, 2024. The Report of Sale states the amount of the foreclosure sale price to be \$314,000.00. The property sold herein is known as  $68\bar{0}5$  Northgate Parkway, Clinton, MD 20735.

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

True Copy—Test: Mahasin El Amin, Clerk 148458 (11-21,11-28,12-5)

# LEGALS

#### **LEGAL NOTICE** CITY OF BOWIE, MD

Ordinance O-9-24 Re-Adopting the Code of the City of Bowie Consisting of Chapters 1 Through 28, Inclusive, With Amendments to Update References to State Laws and Regulations, to Update References to State Laws and Regulations, to Update References to State Laws and Regulations, to Update References to State Laws ences to State, County, M-NCPPC and City Departments and/or Agencies, and to Make Other Minor Grammatical and Nonsubstantive Changes, and Authorizing the Publication and Updating of the Amended Code and the City Char-

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on November 18, 2024.

ter by General Code.

ALFRED D. LOTT City Manager

148495

(11-28)

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

#### 216 EMERALD HILL DRIVE FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated July 12, 2005 and recorded in Liber 24357, Folio 265, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$412,000.00, and an interest rate of 2.500%, 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

#### DECEMBER 17, 2024 AT 11:30 AM

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 \$33,000.00 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

148348 (11-28,12-5,12-12)

> 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

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

By authority contained in a Deed of Trust dated February 16, 2011 and recorded in Liber 32459, Folio 231, modified by Loan Modification Agreement recorded on January 18, 2013, at Liber No. 34866, Folio 597, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$1,136,160.00, and an interest rate of 3.750%, 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

# DECEMBER 17, 2024 AT 11:30 AM

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 \$85,000.00 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

This property will be sold subject to the IRS right of redemption for a period of  $120~{\rm days}$  after the sale.

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

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

148482 (11-28,12-5,12-12)

# **LEGALS**

#### LEGAL NOTICE CITY OF BOWIE, MD

Charter Amendment Resolution CAR-3-24 Amending the Following Sections of the Charter of the City of Bowie: Sec. 6 "Meetings," Sec. 8 "Chairperson," Sec. 9 "Quorum," Sec. 39 "Powers and Duties," Sec. 44 "Adoption of Budget," Sec. 47 "Expenditures in Excess of Appropriations Forbidden," Sec. 73 "City's Powers With Respect to Sidewalks," Sec. 74 "Powers of the City," and Sec. 83 "Right of Entry by City Employees" to Correct Typographical and Grammatical Errors

Introduced by the Council of the City of Bowie, Maryland on October 7, 2024, and passed by the Council of the City of Bowie, Maryland on November 4, 2024

148363

Alfred D. Lott City Manager

# **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**

#### 11210 BLACK FOOT COURT **BELTSVILLE, MD 20705**

By authority contained in a Deed of Trust dated January 26, 2022 and recorded in Liber 47254, Folio 503, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$328,932.00, and an interest rate of 3.000%, 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

#### **DECEMBER 17, 2024 AT 11:30AM**

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

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

148481 (11-28,12-5,12-12)

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE** 10706 WEEPING WILLOW LANE **BELTSVILLE, MARYLAND 20705**

By virtue of the power and authority contained in a Deed of Trust from Sharon Yvette Herbert AKA Sharon Yvette McMillian, dated December 1, 2006, and recorded in Liber 26933 re-recorded 28243 at folio 526 re-recorded 157 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

#### **DECEMBER 3, 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 \$31,000.00 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 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 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 # 23-600619)

# 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

#### 148341 (11-14,11-21,11-28)

#### LEGAL NOTICE CITY OF BOWIE, MD

Charter Amendment Resolution CAR-1-24 Amending Sec. 2 "To Be Filed Certain Places," Sec. 18A. "Express Powers," Sec. 89 "Establishment, Taxes, Administration," and Sec. 98 "Charter Revision Procedures; Miscellaneous" of the City Charter to Amend Outdated References to State Law and to Departments of the State

Introduced by the Council of the City of Bowie, Maryland on October 7, 2024, and passed by the Council of the City of Bowie, Maryland on November 4, 2024.

> Alfred D. Lott City Manager

**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**

#### **10404 GLENMORE DRIVE** ADELPHI, MD 20783

By authority contained in a Deed of Trust dated June 18, 2007 and recorded in Liber 28189, Folio 719, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$250,000.00, and an interest rate of 2.500%, 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 include the courthouse complex. plex--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

#### DECEMBER 17, 2024 AT 11:30 AM

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

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

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

148483 (11-28,12-5,12-12)

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE 8012 FORT FOOTE ROAD** FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Estate of Angelina A. Gamboa aka Angelina Azares, dated December 20, 2006, and recorded in Liber 26711 at folio 663 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

# **DECEMBER 3, 2024**

# AT 9:32 AM

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

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 \$14,000.00 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 8.5% 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 Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property imprediately after the sale. (Matter # sume the risk of loss for the property immediately after the sale. (Matter #

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

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

148342 (11-14,11-21,11-28)

#### LEGAL NOTICE CITY OF BOWIE, MD

 $Charter\ Amendment\ Resolution\ CAR\mbox{-}2\mbox{-}24\ Amending\ Sec.\ 4\ "Qualifications$ of Councilmembers," of the City Charter to Add That a Councilmember Cannot Have Been Convicted of or Plead Guilty, Nolo Contendere or Entered an Alford Plea, to a Misdemeanor Involving Assault, Battery or Moral Turpitude.

Introduced by the Council of the City of Bowie, Maryland on October 7, 2024, and passed by the Council of the City of Bowie, Maryland on November 4, 2024

> Alfred D. Lott City Manager

(11-14,11-21,11-28,12-5) (11-14.11-21.11-28.12-5) 148361 148362 (11-14,11-21,11-28,12-5)

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

#### 7509 GRANGE HALL DRIVE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Myrtle M. Heade, dated November 18, 2004, and recorded in Liber 22736 at folio 198 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

#### DECEMBER 17, 2024 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$6,000.00 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 11% 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 recording the failure to pay the corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to acept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #  $\underline{23\text{-}600426}$ )

# 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

48295 (11-28,12-5,12-12)

McCabe, Weisberg & Conway, LLC

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

#### 8033 ALLOWAY LANE BELTSVILLE, MARYLAND 20705

By virtue of the power and authority contained in a Deed of Trust from Peggy Mae Castle, dated January 26, 2006, and recorded in Liber 24438 at folio 461 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

#### DECEMBER 3, 2024 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 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 note-holder 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 according to the contraction of the c cept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #  $\underline{24\text{-}600316}$ )

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

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

<u>148340</u> (11-14,11-21,11-28)

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

# **LEGALS**

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 10/17/2022, recorded February 01, 2023, in Liber 48539 at folio 471 among the Land Records of Prince George's County, Maryland, against:

Linda Jennings Hanshew and Roger Dean Hanshew

and by virtue of the power and authority granted by Order of Court, dated September 20, 2024, entered in Civil Case No. C16CV24004437 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

#### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 818,000/2,855,944,500 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 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 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 818000 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.

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 818,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee (11-28,12-5,12-12)

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 10/17/2022, recorded February 01, 2023, in Liber 48539 at folio 474 among the Land Records of Prince George's County Maryland against:

County, Maryland, against: Bassem F. Armaly and Gery C. Armaly

148296

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004469 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 584,000/2,855,944,500 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 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 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 584000 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

# LEGALS

AND EXCEPT all oil, gas, and mineral rights.

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 584,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

(11-28,12-5,12-12)

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF GLADYS ELIZABETH HAWKINS

Notice is given that Charles D

Hawkins, whose address is 1506 Whistling Duck Drive, Upper Marlboro, MD 20774, was on November

7, 2024 appointed Personal Representative of the estate of Gladys Eliz-

abeth Hawkins who died on November 8, 2023 with a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or by contacting the personal representative or the attorney.

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

Wills on or before the 7th day of

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

(1) Six months from the date of the

(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

provided by law, is unenforceable

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

Upper Marlboro, MD 20773-1729

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

BETTY ANN KIERNAN

Estate No.: 131800

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by Thomas J.

Kokolis for judicial probate for the

appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 6, 2025 at

This hearing may be transferred or postponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

Estate No. 132021

(11-28,12-5,12-12)

other delivery of the notice.

A claim not presented or filed on or before that date, or any extension

CHARLES D HAWKINS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

above estate:

10:30 A.M.

PRINCE GEORGE'S COUNTY

May, 2025.

following dates:

decedent's death; or

NOTICE OF APPOINTMENT NOTICE OF APPOINTMENT

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

148297

# TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNIE BELL MCLAURIN

Notice is given that Marion McLaurin, whose address is 2448 Lahn Lane, Mays Landing, NJ 08330, was on October 25, 2024 appointed Personal Representative of the estate of Annie Bell McLaurin who died on June 4, 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 25th day of April, 2025.

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.

MARION MCLAURIN Personal Representative

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

Estate No. 134335 148507 (11-28,12-5,12-12)

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

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

#### Estate No.: 131029 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate of the will dated 03/14/2018 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 6, 2025 at 10:30 A.M.

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

Register of Wills for Prince George's County Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

148391 (11-21,11-28)

-1729 OI Pi

Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

PRINCE GEORGE'S COUNTY

REGISTER OF WILLS FOR

148393 (11-21,11-28)



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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 10/17/2022, recorded February 01, 2023, in Liber 48539 at folio 477 among the Land Records of Prince George's County, Maryland, against:

Timothy C. Howells and Kathy Ann Howells

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004470 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

#### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

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 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 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 154000 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.

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 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.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(11-28,12-5,12-12)

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 217 among the Land Records of Prince George's County, Maryland, against: Dump Brothers LLC, a Virginia limited liability company

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004492 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

148298

2,300,000/ 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 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 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 2,300,000 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 TO-GETHER WITH all tenements, hereditaments and appurtenances thereto be-

# **LEGALS**

longing 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

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 2,300,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Úse Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

(11-28,12-5,12-12)

Daniel C. Zickefoose, Trustee

148299

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 220 among the Land Records of Prince George's County, Maryland, against:

Bonnie K. Hopkins and Charles E. Hopkins

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004505 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

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 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 that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI sses 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). More-over, 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.

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 Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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

The undersigned trustee unconditionally reserves the right to: (i) to waive

## **LEGALS**

the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

148300

(11-28,12-5,12-12)

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 223 among the Land Records of Prince George's County, Maryland, against:

Monika McKnight and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004506 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

## WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

210,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 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 both the Desig-nated 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 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 210,000 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.

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 210,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(11-28,12-5,12-12)

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

In The Estate Of: CHARLES H. REDMOND AKA CHARLES HENRY REDMOND, JR.

Estate No.: 122909

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Peggy Chapman for judicial probate for the appointment of a personal rep-

resentative.

A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on January 6, 2025 at
10:30 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

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

148395

(11-21.11-28)

personal representative.

A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on January 21, 2025
at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

MARY JANE TILCH

Estate No.: 134121

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Debra Wat-

son for judicial probate of the will with interlineations dated July 20,

2022 and for the appointment of a

above estate:

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

148498 (11-28.12-5)

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 211 among the Land Records of Prince George's County, Maryland, against:

Vivian Elaine Devolin and Susan Sainsbury

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004536 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

#### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

 $63,\!000/\,$  2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 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 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 that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an BIENNIAL Ownership Interest and has been allocated 126,000 Points at the time of purchase for use by the Grantees in EVEN 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

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 63,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(11-28,12-5,12-12)

#### LEGAL NOTICE CITY OF BOWIE, MD

Charter Amendment Resolution CAR-4-24 Amending Sec. 32 "Special Elections," and Sec. 33 "Counting Votes; Declaring Results" of the City Charter to Correct References to the City Board of Elections.

Introduced by the Council of the City of Bowie, Maryland on October 7, 2024, and passed by the Council of the City of Bowie, Maryland on November 4, 2024.

> Alfred D. Lott City Manager

above estate:

148364

148304

(11-14,11-21,11-28,12-5)

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of: CLYDE SYLVESTER BRISCOE, JR.

Estate No.: 132864

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 6, 2025 at 10:30 A.M.

This hearing may be transferred or

postponed to a subsequent time. Further information may be ob-

tained by reviewing the estate file in

the Office of the Register of Wills.

REGISTER OF WILLS FOR

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

Upper Marlboro, Maryland 20773

In The Estate Of: JOSEPHINE J. SHAKRA Estate No.: 131029

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Rajai Shakra for judicial probate of the will dated <u>03/14/2018</u> and for the appoint-

ment of a personal representative.

A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on January 6, 2025 at 10:30 A.M.

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

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

PHONE: (301) 952-3250

(11-21.11-28)

148390

Prince George's County Cereta A. Lee UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

148392 (11-21,11-28)

**LEGALS** 

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT T HUMPHREY

Notice is given that Gary W Humphrey, whose address is 112 Aravis Court, Grasonville, MD 21638, was on November 13, 2024 appointed Personal Representative of the estate of Robert T Humphrey who died on September 23, 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 13th day of

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

GARY W HUMPHREY Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County

148506

Upper Marlboro, MD 20773-1729 Estate No. 135353

(11-28,12-5,12-12)

# ORDER OF PUBLICATION

**ASHLEY MARROQUIN** 

VS. ABNER MARROQUIN

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-24-005485 Other Reference Number(s): C-16-FM-23-007949

ORDERED, ON THIS 8th day of November, 2024, by the Circuit Court for Prince George's County

That the Defendant, ABNER SABINO MARROQUIN is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DI-VORCE AND CHILD CUSTODY naming him/her as the defendant and seeking the Divorce on the Grounds of IRRECONCILABLE DIFFERENCES and SIX MONTH SEPARATION and stating that the Defendant's last known address is: 8519 63rd Ave, Berwyn Heights, MD 20740, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, ABNER SABINO MARROQUIN, in accordance with Maryland Rule 2-122(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 8th day of December, 2024, and it is further;

ORDERED, THAT THE DEFEN-DANT, ABNER SABINO MARRO-QUIN, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BE-FORE THE 7th DAY OF JANUARY, 2025 , MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:

Mahasin El Amin, Clerk

(11-14,11-21,11-28)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: YVONNE LETHA ADAMS Estate No.: 131789

# NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Michelle D. Lee for judicial probate for the appoint-

ment of a personal representative.

A hearing will be held at 14735

Main Street, Room D4010, Upper Marlboro, MD on December 19, 2024 at 10:30 A.M.

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

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

148397

(11-21,11-28)

# NOTICE OF APPOINTMENT

## NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA PAMELA HUMES

Notice is given that Donald Humes, whose address is 10023 Brunett Ave, Silver Spring, MD 20901, was on November 1, 2024 appointed Personal Representative of the estate of Barbara Pamela Humes, who died on September 26, 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 on or before the 1st day of May, 2025.

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.

DONALD HUMES Personal Representative

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

Estate No. 135304 <u>148370</u> (11-14,11-21,11-28)

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF BELINDA JANE STEELE

Notice is given that Judith George, whose address is 200 Otmoor Ln, Cary, NC 27519-8364, and Tom Otmoor Ln, Cary, NC 27519-8364 were on October 25, 2024 appointed Co-Personal Representatives of the estate of Belinda Jane Steele who died on September 8, 2024 with a

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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of

Any person having a claim against the decedent must present the claim to the undersigned co-personal rep-resentatives or file it with the Regis-ter 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.

JUDITH GEORGE TOM BARKER GEORGE 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. 135234

148509 (11-28,12-5,12-12)

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

Upper Marlboro, Maryland 20773 In The Estate Of:

JUAN CARLOS FIGUEROA **GOMEZ** Estate No.: 133080

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Xiomara Gonzalez for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on December 19, 2024 at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be ob-

tained by reviewing the estate file in the Office of the Register of Wills. REGISTER OF WILLS FOR

Prince George's County Cereta A. Lee P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

148389

(11-21.11-28)

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM P CARPENTER

Notice is given that Maria Hammond, whose address is 20718 Cypress Village Drive, Cypress, TX 77433, was on October 29, 2024 appointed Personal Representative of the estate of William P Carpenter who died on October 23, 2024 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 29th day of April, 2025

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.

MARIA HAMMOND Personal Representative

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

Estate No. 135264 148504 (11-28,12-5,12-12)

## NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

**ONEY F DICKENS** 

Notice is given that Kimberlyn Dickens, whose address is 5709 Cloverleaf Ave, Clinton, MD 20735, was on October 30, 2024 appointed Personal Representative of the estate of Oney F Dickens who died on August 29, 2024 with a will gust 29, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of April, 2025.

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.

KIMBERLYN DICKENS Personal Representative

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

Estate No. 135286 (11-14,11-21,11-28)

# THE PRINCE GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260 SUBSCRIBE TODAY!

Nickey Earline Patterson 6710 Oxon Hill Road, Suite 210 Oxon Hill, MD 20745

## 202-709-6726 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF KAREN ANNETTE JONES-

Notice is given that Jefrey Jones, whose address is 1033 Allene Avenue SW, Atlanta, GA 30310, was on November 14, 2024 appointed Personal Representative of the estate of Karen Annette Jones-Curry, who died on January 4, 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 14th day of

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

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

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

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

JEFREY JONES Personal Representative

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

148511

Estate No. 135100 (11-28,12-5,12-12)

Rachel Munoz, Esq. 7 Riggs Avenue Severna Park, MD 21146 410-541-0269

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

MONICA PALMER-GOODWINE Notice is given that James Speller, whose address is 8406 Cinema Ct, Clinton, MD 20735, was on October 24, 2024 appointed Personal Representative of the estate of Monica Palmer-Goodwine, who died on August 6, 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 pro-

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of April, 2025. 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.

JAMES SPELLER Personal Representative

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

148512

Estate No. 135026 (11-28,12-5,12-12)

PRINCE GEORGE'S COUNTY **GOVERNMENT** 

# **Board of License Commissioners**

(Liquor Control Board)

REGULAR SESSION

#### December 4, 2024

- 1. t/a Aroma Ultra Lounge continued from the November 6, 2024,
- 2. t/a Hyattsville Wine and Spirits status hearing to comply with the Circuit Court order remanding case back to the BOLC.
- 3. t/a D and S General Store, Magdy Ebeid, President/Secretary/Treasurer, Class D, Beer and Wine, SM Commerce, Inc., 3507 Enterprise Road, Mitchellville 20721. - Request for a Delivery Permit.
- 4. t/a Crestview Wine & Spirits, Ka-maljit Kaur, Member-Manager, Class A, Beer, Wine and Liquor, Crestview Wine & Spirit, LLC,6707 Annapolis Road, Lan-dover Hills 20784. – Request for a Wine Delivery Permit.
- 5. t/a Skyvibe Restaurant and Lounge, Adebayo Bello, Managing Member / Authorized Person, Class B(BLX), Beer, Wine and Liquor, 352-354 Main Street, Laurel, 20707. – Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
- 6. t/a Marylou's, Keyanna Coward-Morant, Member/Authorized Person, Class B(BLX), Beer, Wine and Liquor, 731 Cady Drive, Fort Washington, 20744. - Request for a Special Entertainment Permit. Represented by Linda Carter, Es-
- 7. t/a Lewisdale Market, Pratham D. Patel, Member/Authorized Person, Class D(R), Beer, Lewisdale Market, LLC, 7701 23rd Avenue, Hyattsville, 20783. Request for a Conversion. Represented by Linda Carter, Esquire.
- 8. Zheng Hai Zheng, President/Secretary/Treasurer, t/a Not Just Crab, 3901 Branch Avenue, Suite 4225 A & B, Temple Hills, 20748, Class B(DD), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule 26 of the Rules and Regulations for Prince George's County. To wit: that on or about November 23, 2021, a new application for a Class B(DD) Beer, Wine and Liquor was filed, that on or about August 23, 2022, approval by the Board was granted to the issuance of the license; the license has not been placed in operation after 6 months following being granted approval. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince ounty and provision(s) governing said li-cense, which may include other violation(s) identified at the hearing. Represented by Linda Carter,
- Shoukat P. Choudhry, President/Secretary/Treasurer t/a Friendly Market, 11500 Old Fort Road, Fort Washington, 20744, Class DW(R), Beer and Wine, is summonsed to show cause for an alleged violation of R.R. No. 35 and R.R. No, 10 of the Rules and Regulations for Prince George's County. To wit: On Wednesday, October 2, 2024, at approximately 8:15 pm, Inspector Farmer-Johnson conducted a Routine Inspection at Friendly Market, located at 11500 Old Fort Road, Fort Washington, Maryland 20744. Inspector Farmer-Johnson pulled into the parking lot and immediately noticed the illuminated name on the establishment was "PIZZA BOLI'S". The Inspector thoroughly checked the front, in search of a smaller sign with the name "Friendly Market" but there was none. Once inside, Inspector Farmer-Johnson introduced herself and position to the two (2) cashiers on duty. One cashier introduced himself as Jamshaid Mayo and stated he would be the employee with signing authority for the inspection that night. He then proceeded to lead her to the alcoholic beverage license on the wall. The Inspector scanned the license and took note that the trade name on the license was different from the trade name on the exterior of the establishment. At this time, the employee contacted the owner, identified as Zahid Wahlla. Inspector Farmer-Johnson explained to Mr. Wahlla and the employee that the incorrect name on the front of the establishment (PIZZA BOLI'S) was different from the approved trade name by the Board, identified as "Friendly Market" which is a direct violation of R.R. No. 35 - TRADE NAME. (No licensee shall use a trade name without Board approval). Further, Inspector Fanner-Johnson noticed a cooler containing approximately five (5) plastic cups filled with ice. The lids of the cups were crosscut, for straw insertion. I also informed Mr. Wahlla that he was in direct violation of R.R. No. 10 (3) - PUBLIC NUISANCES: Cups of Ice. (Ice may not be sold in small quantities). The licensee has no previous violation within
- 10. Mozuenorinmi P. Okolie, Member-Manager, t/a Calabar Kitchen and Lounge, 3524 Crain Highway, 20716, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of R.R. No. 37 and R.R. No. 83 of the Rules and Regulations for Prince George's County. To

the past two years.

wit: On Wednesday, October 8. 2024, at approximately 10:08 pm, Inspector Fanner-Johnson, arrived the Calabar Kitchen and Lounge, located at 3524 Crain Highway, Bowie, Maryland 20716, to conduct a Routine Inspection. Upon entering the parking lot, Inspector Fanner-Johnson could hear music coming from Calabar Kitchen and Lounge. As she entered the establishment, Inspector Fanner-Johnson confirmed the music was indeed coming from inside Calabar. There was an employee, who was identified as Beto Tamu, the Manager, standing behind what appeared to be a DJ station. Inspection FarmerJohnson noted the establishment had no Special Entertainment Permit. Mr. Tamu was using the laptop to play music after 9:00 pm. Which is a direct violation of Rule and Regula-tion #37: ALTERATIONS AND ADDITIONS/CHANGE MODE OF OPERATION. Further, Inspector Fanner-Johnson approached the bartender identified Michelle Blair. Inspector Farmer-Johnson requested to see a menu and inquired if she had taken an Alcohol Awareness Training and the bartender stated that she had before in a different state but had no current certification. Inspector Farmer-Johnson also asked Mr. Tamu if he had taken an Alcohol Awareness Training and he also stated he had no training. He mentioned that the owner did have a certification, but he was not present in the restaurant. Which is a direct violation of Rule and Regulation No. 83: ALCOHOL AWARENESS. The licensee had a previous violation in the past two years or violation of Rules and Regulations No. 1

11. Mohammad Noor E. Alam Bhuiyan, President, t/a Super Food & Convenience, 5301 Sheriff Road, Fairmont Heights, 20743, DW(Off), Beer and Wine, is summonsed to show cause for an alleged violation of R.R No. 9 -Consumption or Sale During Prohibited Hours of the Rules and Regulations for Prince George's County. To wit: On Friday, October 25th, 2024, at approximately 12:15 am, Inspector Pascual and Inspector Farmer-Johnson conducted an After-Hours Inspection at Super Food & Convenience, located at 5301 Sheriff Road, Fairmont Heights, MD. Inspector Pascual entered the establishment to attempt to purchase an alcoholic beverage after the authorized hours based on the alcoholic beverage license. Once inside the establishment, the Inspector approached the cooler where the beer was kept and observed that it was locked. At this point, he signaled the employee to enquire if the beer was available purchase. The employee opened the cooler and Inspector Pascual asked for a six-pack of Corona. The employee unlocked the cooler, took the six-pack behind the register, and gave it to the employee who was checking out customers. The second employee proceeded to check out and process the payment with the credit card provided by Inspector Pascual. With the receipt in hand, Inspector Pascual exited the establishment and provided the evidence to Inspector Farmer-Johnson who then entered the establishment to issue the violation for R.R. No. 9- CONSUMP-TION OR SALE DURING PROHIBITED HOURS.

Sale to Minor.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, December 4, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director

November 14, 2024

(11-21,11-28)

PRINCE GEORGE'S COUNTY GOVERNMENT

# BOARD OF LICENSE COMMISSIONERS

# OFFICIAL NOTICE

In order to process a protest against the granting of the 2025 – 2026 License Renewal, a protest notice must be submitted to the Board of License Commissioners no later than March 1, 2025.

Pursuant to Section 26-1803 of the Alcoholic Beverage Article of the Annotated Code of Maryland, notice is hereby given that all alcoholic beverage licenses in Prince George's County will expire as follows:

Class A, Licenses expire on April 30th Class B, Licenses expire on May 31st Class C, Licenses expire on June 30th Class D, Licenses expire on June 30th

Protest of a renewal shall be filed on or before *March 1, 2025*, at the Board of License Commissioners, 9200 Basil Court, Suite 420, Largo, Maryland 20774.

Should you have any questions, please contact the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS (Liquor Control Board)
ORETHA BRIDGWATERS-SIMMS,

CHAIR ARMANDO CAMACHO, VICE CHAIR TAMMIE NORMAN, COMMISSIONER TAMMY SPARKMAN, COMMISSIONER DENNIS SMITH, COMMISSIONER

Attest: Terence Sheppard Director October 21, 2024

148477 (11-21,11-28)

# **LEGALS**

NOTICE OF APPOINTMENT

**NOTICE TO CREDITORS** 

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Terassa John-

son, whose address is 4209 Lawrence St, Colmar Manor, MD

20722-1935, was on November 6,

2024 appointed Personal Represen-

tative of the estate of Wilhelmina Johnson, who died on October 14,

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal representative or the attorney.

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-

sentative or file it with the Register

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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

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

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable

thereafter. Claim forms may be ob-

tained from the Register of Wills.

other delivery of the notice.

IN THE ESTATE OF WILHELMINA JOHNSON

2024 without a will.

May, 2025.

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 DONALD COOKE SR

Notice is given that Donald Cooke Jr, whose address is 13100 Belle Meade Trace, Bowie, MD 20720, was on October 24, 2024 appointed Personal Representative of the estate of Donald Cooke Sr who died on June 26, 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 24th day of April, 2025.

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.

DONALD COOKE JR Personal Representative

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

Richard E. Solomon

Richard J. Rogers

Michael McKeefery

Christianna Kersey

Kevin Hildebeidel

Kyle Blackstone

Kathleen Young

Craytonia L Davis

Janice M. Davis

13615 Vincent Way

Bowie, MD 20715

AND

148367 (11-14,11-21,11-28)

**NOTICE** 

1099 Winterson Road, Suite 301

In the Circuit Court for Prince

George's County, Maryland

Case No. C-16-CV-23-001457

Notice is hereby given this 14th day of November, 2024, by the Cir-

cuit 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 be-

fore the 16th day of December, 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 succes-

sive weeks before the 16th day of

The Report of Sale states the amount of the foreclosure sale price to be \$536,000.00. The property sold

herein is known as 13615 Vincent

MAHASIN EL AMIN

Clerk of the Circuit Court

Prince George's County, MD

(11-28,12-5,12-12)

The

Prince George's

Post

Newspaper Call

301-627-0900

Fax

301-627-6260

Have a Very Safe Weekend

December, 2024.

Way, Bowie, MD 20715

Mahasin El Amin, Clerk

True Copy—Test:

Substitute Trustees,

**Plaintiffs** 

Defendants

Linthicum Heights, MD 21090

UPPER MARLBORO, MD 20773-1729 Estate No. 135134

P.O. Box 1729

148398 (11-21,11-28,12-5)

# Personal Representative CERETA A. LEE

TERASSA JOHNSON

PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

Estate No. 135339

# REGISTER OF WILLS FOR

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANITA MCCALLAN WINSTEAD

Notice is given that Allison R Winstead, whose address is 3304 25th Place, Temple Hills, MD 20748, was on November 8, 2024 appointed Personal Representative of the estate of ANITA MCCALLAN WIN-STEAD, who died on June 22, 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 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 their objections with the Register of Wills on or before the 6th day of May, 2025.

> 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.

ALLISON R WINSTEAD

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

148399

Estate No. 134761

# Personal Representative

Upper Marlboro, MD 20773-1729

(11-21,11-28,12-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DENISE MARIE HILTON

Notice is given that Deborah Jean Martin, whose address is 41 Robshire Manor Rd, Huntingtown, MD 20639-9420, was on October 4, 2024 appointed Personal Representative of the estate of Denise Marie Hilton, who died on May 19, 2024 without

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 4th day of April, 2025.

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.

DEBORAH JEAN MARTIN Personal Representative

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

Estate No. 135025

148371 (11-14,11-21,11-28)

# **LEGALS**

# **NOTICE**

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kyle Blackstone Jason Murphy John Ansell

1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees

Alfred J. Szczerbicki, Esq., Personal Representative for the Estate of Edith K. Harrison 3617 Dixon Street

Temple Hills, MD 20748 Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-003729

Notice is hereby given this 14th day of November, 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 16th day of December, 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 16th day of

December, 2024. The Report of Sale states the amount of the foreclosure sale price to be \$221,749.61. The property sold herein is known as 3617 Dixon Street, Temple Hills, MD 20748.

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

True Copy—Test: Mahasin El Amin, Clerk (11-28,12-5,12-12)

## NOTICE OF PUBLIC HEARING TOWN OF BLADENSBURG, MARYLAND

(Tax Exempt Lands, Located Generally South of the Present Municipal Boundaries of the Town of Bladensburg)

NOTICE is hereby given by the Mayor and Council of the Town of Bladensburg, Maryland that on October 24, 2024 Annexation Resolution No. 01-2025 "Resolution"), known as the 2024 Extension was introduced and read at a regular/special meeting of the Council of the Town of Bladensburg (the "Town of Bladensburg be changed so as to annex to and include within the boundaries of the Town of the Town all that certain area of land therein identified as:

CERTAIN TAX-EXEMPT REAL PROPERTY LOCATED GENER-ALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG, INCLUDING A SEGMENT OF THE RIGHT OF WAY OF KENILWORTH AVENUE (MD 201) AND ABUTTING LAND OWNED BY THE WASHINGTON SUBURBAN SANITARY COMMISSION (PARCEL 156) AND THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (PARCEL 155), AND A SEGMENT OF THE RIGHT OF WAY OF THE BALTIMORE-WASHINGTON PARKWAY (MD 295) GENERALLY FROM THE INTERSECTION OF MD. ROUTE 201 NORTH TO THE VICINITY OF MONROE STREET AND LAND OWNED BY PRINCE GEORGE'S COUNTY (PARCELS 117, 122, 126, AND 184, AND LOTS 101 THROUGH 144 AND LOTS 55 THROUGH 70, SAID LOTS HAVING 28 SEPARATE TAX IDENTIFICATION ACCOUNTS, SITUATED ALONG INWOOD STREET (UNDEVELOPED)), AND LAND OWNED BY THE REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY (PARCEL 28) SAID PARCEL REFERENCED AS THE BLADENSBURG OVERLOOK CONTAINING A TOTAL OF 113 ACRES OF LAND MORE OR LESS THE BALTIMORE-WASHINGTON PARKWAY (MD 295) GENER CONTAINING A TOTAL OF 113 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED IN THE ANNEXATION PLAN AND SAID RESOLUTION.

The Resolution was initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code. NOTICE is further hereby given by the Mayor and Council that it will hold a **PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

> Monday, December 9, 2024 at or about 7:00 o'clock P.M. at 4229 Edmonston Road, Bladensburg, MD 20710

and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

- 1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to the municipal tax on real property. ject to the municipal tax on real property.
- The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.
- 3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the "Maryland Code"), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about No-

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, et seq. of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the map entitled a "Map of the 2024 Extension of the Town of Bladensburg" dated October 2024 prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is referenced and attached to said Resolution of the Indian American Charles (Indian Indian Indian Charles) and the American Charles (Indian Indian In bearing his professional seal, which is referenced and attached to said Resolution, and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Bladensburg municipal building located at 4229 Edmonston Road, Bladensburg, MD 20710 during regular office hours. Please consult all items or exhibits referenced and/or incorporated herein for an accurate and more detailed description of the Annexation Property.

By Authority of:

The Honorable Takisha D. James, Mayor, Town of Bladensburg, Maryland

(11-7,11-14,11-21,11-28)

Serving Prince George's County Since 1932

## NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Margaret A. Defrancesco and

Christian J. Cronin Defendant(s)

In the Circuit Court for

# Prince George's County, Maryland Civil Case No. C-16-CV-24-004344

NOTICE is hereby given this 8th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 9th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 9th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 30,674.88. The property sold herein is One 210,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5)

## NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

PAMELA FLEAGLE and JAMES FLEAGLE, JT

Defendant(s)

signee,

JOHN D BURKHOLDER and

DONNA G BURKHOLDER, JT

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. C-16-CV-24-004162

NOTICE is hereby given this 12th day of November, 2024, by the Cir-

cuit Court for Prince George's

County, that the sale of the property

mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED

AND CONFIRMED unless cause to

the contrary thereof be shown on or

before the 12th day of December,

2024; provided, a copy of this order be inserted in a newspaper printed

in said County, once in each of three

successive weeks before the 12th

The Report of Sale states the

amount of the foreclosure sale to be

\$ 64,655.57. The property sold herein is One 754,000/2,855,944,500

fractional fee simple undivided

Standard Vacation Ownership Inter-

est in the 216 Standard VOÎ 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 Sec-

tion 1.46 of the Master Condo-

minium 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 Na-

tional 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD

(11-21,11-28,12-5)

Defendant(s)

**LEGALS** 

Declaration").

True Copy—Test:

Mahasin El Amin, Clerk

day of December, 2024.

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004065

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 2,742.77. The property sold herein is One 63,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148400 (11-21,11-28,12-5)

# **LEGALS**

#### **NOTICE OF REPORT NOTICE OF REPORT** OF SALE OF SALE

Daniel C. Zickefoose, Esq., As-Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Plaintiff

MARGARET K CRUMP, CHARLEIGH N REEDER, MARGARET C PROCTOR, JT Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004163

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 33,471.90. The property sold herein is One 372,000/2,855,944,500 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 Na-tional Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148402 (11-21,11-28,12-5)

## **LEGALS**

## **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

MARTIN E LEVINE and LEONA K LEVINE

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004164

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 91,584.44. The property sold herein is One 934,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOÎ Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148403

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

WYCLIFFE ECCLES, sole owner

#### Defendant(s) In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004165

NOTICE is hereby given this 12th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 74,692.86. The property sold herein is One 610,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148404 (11-21,11-28,12-5)

**LEGALS** 

# **LEGALS**

# **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., As-

signee, Plaintiff

Valerie L Sites, Trustee of the Va-

lerie L Sites Rev Living Trust, dtd 5-17-2004 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004168

NOTICE is hereby given this 12th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 57,749.85. The property sold herein is One 915,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148405 (11-21, (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

ILEEN CHRIS and WILLIAM MICHAEL CHRIS, JT

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003932

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 62,666.95. The property sold herein is One 576,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148406 (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

DIANE KUTTLER and RANDY

KUTTLER, JT

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003931

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 78,978.26. The property sold herein is One 559,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148407 (11-21,11-28,12-5)

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., As-

signee, Plaintiff

Carolyn Miller Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004375

NOTICE is hereby given this 12th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 3,089.53. The property sold herein is One 64,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 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, 1007, 1104, 1106, 1106, 1018, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 1016, 101 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148408 (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

JAMES DOOLITTLE and LINDA

DOOLITTLE, JT Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003938

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 37,151.93. The property sold herein is One 708,500 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148409 (11-21,11-28,12-5)

# NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-

Plaintiff

Keith C. Oxley Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004391

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$83,853.24. The property sold herein is 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").

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

True Copy—Test: Mahasin El Amin, Clerk 148410 (11-21,11-28,12-5)



## **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., Assignee,

ISOLINE M SANDERSON and

ALEX A POTTER, JT

Defendant(s)

Plaintiff

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003881

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December. 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 35,136.33. The property sold herein is 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, 923-927 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

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

Declaration").

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148411

# **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Eric Hatcher Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004374

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$133,489.14. The property sold herein 1,105,000/2,855,944,500 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

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

Declaration").

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148412

## **LEGALS**

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

CATHERINE ZASTANY and ROBERT ZASTANY, Sr., JT Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003930

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 29,543.31. The property sold herein is One 554,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148413

## **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

BRANDON THOMAS GARRETT

and CINDY GARRETT, JT Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003925

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 44,776.68. The property sold herein is One 326,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148414 (11-21,11-28,12-5)

#### **LEGALS**

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

CLARENCE A ROBERTSON and MABLE ROBERTSON, JT Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004063

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 31,524.94. The property sold herein is One 600,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148415

## NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

CATHERINE WHITAKER and MOSES WHITAKER, H&W Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004062

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 19,598.47. The property sold herein is One 225,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148416

**LEGALS** 

# **LEGALS**

# NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-

signee, Plaintiff

CATHERINE WHITAKER and MOSES WHITAKER, TIC

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004061

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 38,391.44. The property sold herein is One 562,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148417

# NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-

Plaintiff

NANCY YOAKUM and DENNIS

O'DONNOGHUE, JT Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004060

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 83,191.69. The property sold herein is One 1,210,000/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148418

## **NOTICE OF REPORT** OF SALE

**LEGALS** 

Daniel C. Zickefoose, Esq., As-

Plaintiff

EILEEN L SCHOCK and FRANKLIN H SCHOCK, JT Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004059

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 37,510.16. The property sold herein is One 329,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148419 (11-21,11-28,12-5)

# NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

JILL RAYFORD and JESSE RAYFORD, JT Defendant(s)

Prince George's County, Maryland Civil Case No. C-16-CV-24-004057 NOTICE is hereby given this 12th day of November, 2024, by the Cir-

In the Circuit Court for

cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 42,612.54. The property sold herein is 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, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148420

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

signee,

JANIE OLLIE, single woman Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004056

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 28,564.69. The property sold herein is 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 "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148421 (11-21.1 (11-21,11-28,12-5)

# NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-

signee, Plaintiff v.

**HUNTLEY BEECHER and** MAXINE BEECHER, H&W

#### Defendant(s) In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004055

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 58,818.19. The property sold herein is One 654,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:

Mahasin Él Amin, Clerk 148422 (11-21,11-28,12-5)

# ORDER OF PUBLICATION

Alexander Stewart

Ve

McDaniels Development Company, LLC

Defendants

Plaintiff

#### In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-24-003127

Law Office of Debra G. Oliver Debra G. Oliver, Esq. 801 Wayne Ave., Suite #205 Silver Spring, MD 20910 Attorney for the Plaintiff

Parcel Identifier 12-3675287, And Any Unknown Owner of the Property 9907 Wenzel Lane, Fort Washington, Maryland 20744, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right title and interest.

#### Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identifier 12-3675287 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding.

Outlot C, 8,370.0000 Sq.Ft. Indian Queen South Blk D, 12th Election District of said County, Oxon Hill, Tax ID 12-3675287, known as 9907 Wenzel Lane, Fort Washington, Maryland 20744.

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

It is therefore on this 12th day of November, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of January, 2025 and redeem the property with Parcel Identifier 12-36/5287 and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title 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

148384 (11-21,11-28,12-5)

## NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

signee, Plaintiff

Charles W. Colbert and

Brenda G. Colbert

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004370

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 76,054.89. The property sold herein is One 1,059,000/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk

(11-21,11-28,12-5)

Defendant(s)

# (8,12-5)

**LEGALS** 

# NOTICE OF REPORT

# OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

David R. Dennis and Andrea R. Dennis

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004371

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 31,163.30. The property sold herein is One 280,000/2,855,944,500 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

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

True Copy—Test: Mahasin El Amin, Clerk 148381 (11-21,11-28,12-5)

# NOTICE OF REPORT

OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

V.

Ann A. Lainhoff and Thomas A. Lainhoff

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004372

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 72,994.44. The property sold herein is One 621,000/2,855,944,500 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, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 110 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

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

Declaration").

True Copy—Test: Mahasin El Amin, Clerk 148382 (11-21,11-28,12-5)

# LEGALS

TOWN OF EDMONSTON ORDINANCE NO.: 2024-OR-06

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF EDMONSTON AMENDING CHAPTER 34 "ELECTIONS" BY REPEALING AND RE-ENACTING § 34-9 "VOTER QUALIFICATIONS" AND § 34-10 "REGISTRATION" OF THE TOWN CODE TO PERMIT NONCITIZEN VOTING IN TOWN ELECTIONS AND ADD PROVISIONS FOR A SUPPLEMENTAL VOTER REGISTRY FOR REGISTRATION FOR NONCITIZEN RESIDENTS

WHEREAS, pursuant to §5-202 of the Local Government Article of the Annotated Code of Maryland provides that the Mayor and Council of the Town of Edmonston have the authority to pass such ordinances as it deems necessary to preserve the peace and good order, and to protect the health, comfort, and convenience of the residents of the municipality; and

**WHEREAS**, the Town Charter, §12 "Ordinance Powers of the Mayor and Council" states the Mayor and Council shall have full power to pass such ordinances as they may deem necessary for the good government, health, and improvement of the town, and for the preservation of peace and good order therein; and

WHEREAS, the Mayor and Council have determined that permitting noncitizen to vote meets the standards contained in §12 of the Charter; and

**WHEREAS**, the Mayor and Council have determined that maintaining a supplemental voting registration process for noncitizen residents is necessary to it efficiently implement noncitizen voting.

**Section 1. NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Town of Edmonston in regular session assembled that Chapter 34, § 34-9, "Voter Qualifications" is hereby repealed, re-enacted, and amended as follows:

#### § 34-9 Voter qualifications.

The election officers shall register all residents of the Town who: (1) HAS THE TOWN OF EDMONSTON AS HIS OR HER PRIMARY RESIDENCE, (2) is at least eighteen (18) years of age at the time of application and who possess the qualifications necessary to entitle them to register as legally qualified voters of the State of Maryland., (3) HAS RESIDED WITHIN THE CORPORATE LIMITS OF THE TOWN FOR AT LEAST 1 YEAR (365) DAYS IMMEDIATELY PRECEDING ANY TOWN ELECTION REGISTRATION CLOSING DATE, (4) DOES NOT CLAIM THE RIGHT TO VOTE ELSEWHERE IN THE UNITED STATES, (5) HAS NOT BEEN FOUND BY A COURT TO BE UNABLE TO COMMUNICATE A DESIRE TO VOTE, AND (6) IS REGISTERED TO VOTE IN ACCORDANCE WITH THE PROVISIONS OF THE CHARTER.

**Section 2. NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Town of Edmonston in regular session assembled that Chapter 34, § 34-10, "Registration" is hereby repealed, re-enacted, and amended as follows:

# § 34-10. Registration.

A. Any person eligible to vote and desiring to register may register by registration with the County Board of Supervisors of Elections or by registration with the election officers or the Town Clerk.

B. The registration of voters shall be entered on books provided by the Mayor and Town Council which shall be kept in the custody of the Town Clerk

# C. SUPPLEMENTAL VOTER REGISTRATION

1. SUPPLEMENTAL VOTER REGISTRY.

- A. THE TOWN CLERK SHALL MAINTAIN A SUPPLEMENTAL VOTER REGISTRY OF QUALIFIED VOTERS WHO ARE NOT REGISTERED TO VOTE PURSUANT TO THE STATE UNIVERSAL REGISTRATION ACT, AT THE DIRECTION OF THE SUPERVISORS OF ELECTIONS.
- B. ANY PERSON QUALIFIED TO VOTE IN A TOWN ELECTION AND WHO IS NOT REGISTERED TO VOTE PURSUANT TO THE STATE UNIVERSAL REGISTRATION ACT IS ELIGIBLE TO REGISTER FOR THE TOWN SUPPLEMENTAL VOTER REGISTRY.
- C. UPON SATISFACTION OF THE APPLICATION REQUIREMENTS AS SET FORTH IN THIS ARTICLE, THE TOWN CLERK, OR DESIGNEE, SHALL REGISTER THE APPLICANT ON THE TOWN SUPPLEMENTAL REGISTRY UNLESS OTHERWISE DIRECTED BY THE BOARD.

# 2. APPLICATION AND PROCEDURE.

- A. ANY QUALIFIED PERSON WHO WISHES TO BE PLACED ON THE TOWN SUPPLEMENTAL VOTER REGISTRY SHALL COMPLETE THE APPLICATION AND APPLY TO THE BOARD.
- B. EACH TOWN SUPPLEMENTAL VOTER REGISTRY APPLICATION SHALL INCLUDE, AND EACH APPLICANT SHALL BE REQUIRED TO PROVIDE:
  - I. THE APPLICANT'S FULL NAME; THE ADDRESS OF THE APPLICANT'S PRIMARY RESIDENCE;
  - II. A DECLARATION THAT THE APPLICANT MEETS
    THE QUALIFICATIONS TO VOTE IN A TOWN
    ELECTION AS SET FORTH IN THE TOWN CHARTER;

III. A STATEMENT, EXECUTED UNDER THE PENALTIES OF PERJURY, DECLARING THAT ALL THE INFORMATION INCLUDED IN THE APPLICATION IS TRUE TO THE BEST OF THE APPLICANT'S KNOWLEDGE; AND

IV. THE APPLICANT'S SIGNATURE.

C. IN ADDITION TO THE STATEMENTS SET FORTH IN SUBSECTION B OF THIS SECTION, APPLICANTS ARE REQUIRED TO SHOW PROOF OF IDENTITY, AGE, AND RESIDENCY WITHIN THE TOWN.

**Section 2. AND BE IT FURTHER ORDAINED** that this Ordinance shall take effect 20 days from the date of its adoption.

**Section 3. AND BE IT FURTHER ORDAINED** that a fair summary of this Ordinance shall forthwith be published twice in a newspaper having general circulation in Prince George's County or published in a town newsletter.

**INTRODUCED** by the Town Council of the Town of Edmonston, at a regular public meeting on October 9, 2024.

**ADOPTED** by the Mayor and Council of the Town of Edmonston, Maryland, at a regular public meeting on November 13, 2024.

Attest: Averi Gray Town Clerk Tracy R. Gant Mayor

(11-21,11-28)

CAPS: Indicate matter added to law. Strikethrough: Indicate matter deleted from law.

148456

# **LEGALS**

A CHARTER RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF EDMONSTON TO REPEAL, RE-ENACT AND AMEND ARTICLE I, § 7 "ELECTION PROCEDURES; SUPERVISORS OF ELECTIONS; REGISTRATION OF VOTERS," TO ALLOW NONCITIZEN RESIDENTS AND RETURNING INDIVIDUALS WHO HAVE SERVED A PERIOD OF INCARCERATION TO VOTE IN TOWN GENERAL AND SPECIAL ELECTIONS

WHEREAS, Article I,  $\S$  7 of the Town Charter limits the right of residents to vote in Town elections to legally qualified voters of the State of Maryland and residents registered to vote with the Board of Elections for Prince George's County; and

WHEREAS, the Town Charter currently does not permit noncitizens to vote in town elections; and

**WHEREAS**, the Mayor and Council recognizes the vital role noncitizens play in Edmonston and desires to permit noncitizens to participate in the democratic process in town elections; and

WHEREAS, the Mayor and Council recognizes the hardships of individuals who have paid their debt to society through a period of incarceration to participate in the democratic process, and want to permit these individuals to be a part of this invaluable right; and

WHEREAS, the Mayor and Council have determined noncitizen and

returning individual voting conveys a message of inclusion in the community where a large majority of our residents are disenfranchised.

Section 1. NOW, THEREFORE, BE IT RESOLVED by the Mayor and

Section 1. NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Edmonston, Maryland, that § 7 Election procedures; Supervisors of Elections; registration of voters," be repealed, reenacted and amended to read as follows:

§ 7 Election procedures; Supervisors of Elections; registration of voters.

A. \* \* \* \* \* \* \* \* \* \* \* \*

B. Any person residing within the corporate limits of the town who: (1) HAS THE TOWN OF EDMONSTON AS HIS OR HER PRIMARY RES-IDENCE, (2) is at least eighteen (18) years of age at the time of application [and who possess the qualifications necessary to entitle them to register as legally qualified voters of the State of Maryland.], (3) HAS RESIDED WITHIN THE CORPORATE LIMITS OF THE TOWN FOR AT LEAST 1 YEAR (365) DAYS IMMEDIATELY PRECEDING ANY TOWN ELECTION REGISTRATION CLOSING DATE, (4) DOES NOT CLAIM THE RIGHT TO VOTE ELSEWHERE IN THE UNITED STATES, (5) HAS NOT BEEN FOUND BY A COURT TO BE UNABLE TO COMMUNICATE A DESIRE TO VOTE, AND (6) IS REGISTERED TO VOTE IN ACCORDANCE WITH THE PROVISIONS OF THIS CHARTER [is registered to vote with the Supervisors of Elections for Prince George's County and will be at least 18 years of age] on election day shall automatically become a registered voter of the Town of Edmonston and be entitled to vote at town general or special elections. ANY INDIVIDUAL MEETING THE QUALIFICATIONS CONTAINED IN THIS SECTION WHO HAS SERVED A PERIOD OF INCARCERA-TION SHALL BE ENTITLED TO VOTE AT TOWN GENERAL OR SPE-CIAL ELECTIONS.

C. \* \* \* \* \* \* \* \* \* \* \* \* \* \* \*

Section 2. BE IT FURTHER RESOLVED by the Mayor and Council of the Town of Edmonston that this Charter Resolution was introduced on the 9th day of October 2024 and was considered for adoption after a public hearing. It is adopted this 13th day of November 2024, after at least 21 days of prior public notice of the public hearing and shall be and become effective upon the fiftieth (50th) day after its passage by the City unless petitioned to referendum in accordance with §4-304 of the Local Government Article, Annotated Code of Maryland within forty (40) days following its passage. A complete and exact copy of this Amended Charter Resolution shall be posted in the Town offices located at 5005, 52nd Avenue, Edmonston, Maryland for forty (40) days following its passage by the Mayor and Council and a fair summary of the Charter Resolution shall be published in a newspaper having general circulation in the City not less than four (4) times, at weekly intervals, also within the forty (40) day period following its adoption by the City.

Section 3. BE IT FURTHER RESOLVED that, within ten (10) days after the Charter Resolution hereby enacted becomes effective, either as herein provided or 5 following referendum, the Town Administrator shall send separately this Resolution by mail, bearing a postmark from the United States Postal Service, to the Department of Legislative Services, one copy of the following information concerning the Amended Charter Resolution: (i) the complete text of this Resolution; (ii) the date of referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Council of the Town of Edmonston or in the referendum; and (iv) the effective date of the Charter Resolution.

Section 4. BE IT FURTHER RESOLVED that the Town Administrator of the Town of Edmonston, and hereby is, specifically enjoined and instructed to carry out the provisions of Sections 7 and 8 as evidence of compliance herewith; and said Town Administrator shall cause to be affixed to the minutes of this meeting (i) an appropriate Certificate of Publication of the newspaper in which the fair summary of the Charter Resolution shall have been published; and (ii) shall further cause to be completed and executed the Municipal Charter or Annexation Resolution Registration Form.

Section 5. BE IT FURTHER RESOLVED that if any provision of this Charter Resolution or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Charter Resolution which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Resolution and of the Charter are hereby declared to be severable.

INTRODUCED by the Mayor and Council of the Town of Edmonston at a regular meeting on the 9th day of October 2024.

ADOPTED by the Mayor and Council of the Town of Edmonston at a regular meeting on the 13th day of November 2024.

EFFECTIVE the 3rd day of January 2025.

ATTEST: Averi Gray Town Clerk Tracy R. Gant Mayor

ALL CAPS indicate new language [Brackets] indicate language deleted from existing law.

Asterisks \* \* \* indicate matter remaining unchanged in existing law but not set forth in Resolution.

148457

THE PRINCE GEORGE'S POST WILL HAVE EARLY

(11-21,11-28,12-5,12-12)

DEADLINES FOR THE NOVEMBER 28, 2024 EDITION AND THE DECEMBER 5TH, 2024 EDITION.

DEADLINE FOR THE NOVEMBER 28TH EDITION FOR ALL LEGAL ADVERTISING

SUBMISSIONS AND CANCELLATIONS IS 12:00 NOON
ON THURSDAY, NOVEMBER 21, 2024.

DEADLINE FOR THE <u>DECEMBER 5TH</u> EDITION FOR ALL LEGAL ADVERTISING SUBMISSIONS AND CANCELLATIONS IS 12:00 NOON ON WEDNESDAY, NOVEMBER 27TH, 2024.

DEADLINES FOR OUR DEC. 26TH EDITION AND OUR JAN. 2ND, 2025 EDITION WILL BE FORTHCOMING.
THANK YOU!

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

#### **7011 OLD CHAPEL DRIVE BOWIE, MD 20715**

By authority contained in a Deed of Trust dated October 12, 2007 and recorded in Liber 28805, Folio 040, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$302,000.00, and an interest rate of 4.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

#### DECEMBER 10, 2024 AT 11:30 AM

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 \$25,000.00 by certified funds only (no cash accepted) required at time of aution. Balance of the purples of the particle of the purples of the purple chase 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 proportic. 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

(11-21,11-28,12-5)

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** 

4438 LORD LOUDOUN COURT, UNIT 14-6

**UPPER MARLBORO, MD 20772** 

By authority contained in a Deed of Trust dated April 8, 2016 and recorded in Liber 38219, Folio 215, among the Land Records of Prince

George's County, Maryland, with an original principal balance of \$90,557.00, and an interest rate of 5.250%, default having occurred there-

under, 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

DECEMBER 10, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any condi-

tions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settle-

ment is delayed for ANY reason, there shall be no abatement of interest

or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation

taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed purchaser variety of any

agrees to pay feasinable attorneys fees and costs if a hiotion to fesch 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 washes of the property sale when the property and p

and void, and purchaser's sole remedy shall be the return of deposit

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

Substitute Trustees

all common elements appurtenant thereto.

## **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

#### 9303 KIMBARK AVENUE LANHAM, MD 20706

By authority contained in a Deed of Trust dated December 16, 2005 and recorded in Liber 25332, Folio 601, modified by Loan Modification Agreement recorded on January 24, 2018, at Liber No. 40485, Folio 318, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$351,000.00, 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

#### DECEMBER 3, 2024 AT 11:30 AM

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 \$34,000.00 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

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

#### 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

#### 1210 DILLON COURT **CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated July 5, 2019 and recorded in Liber 42385, Folio 370, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$239,112.00, and an interest rate of 6.125%, 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 Duyal Wing of courthouse com-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

#### DECEMBER 3, 2024 AT 11:30 AM

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 other wise 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. 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

148343 (11-14,11-21,11-28)

# (11-14,11-21,11-28)

# **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

#### 2312 WOODBARK LANE SUITLAND, MD 20746

By authority contained in a Deed of Trust dated October 31, 2006 and recorded in Liber 26763, Folio 386, modified by Loan Modification Agreement recorded on April 27, 2018, at Liber No. 40823, Folio 243, and further modified by Loan Modification Agreement recorded on July 29, 2021, at Liber No. 45943, Folio 600, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$285,000.00, and an interest rate of 5.625%, 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

# DECEMBER 10, 2024 AT 11:30 AM

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 \$25,000.00 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 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 accurred the sale shall be pull 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

Substitute Trustees

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

**LEGALS** 

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

#### 12707 DUCKETTOWN ROAD LAUREL, MD 20708

By authority contained in a Deed of Trust dated August 26, 2005 and George's County, Maryland, with an original principal balance of \$236,000.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex. If courthouse is closed due to include the proper wither or other open. plex--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

# DECEMBER 3, 2024 AT 11:30 AM

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 proportion.

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 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

Tidewater Auctions, LLC

(410) 825-2900 www.tidewaterauctions.com

148359 (11-21.11-28.12-5) (11-14,11-21,11-28)

148459

(11-21,11-28,12-5)

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## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

HENRY MCCORMICK, a married man

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004054

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 44,788.33. The property sold herein is One 341,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5)

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

PEARL THOMPSON and DEANNA BROWN, TIC Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004052

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel Č Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 14,528.22. The property sold herein is One 273,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148424 (11-21,11-28,12-5)

## **LEGALS**

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

JOHNATHAN ROBINSON and SANDRA ROBINSON, JT
Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004036

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 50,198.85. The property sold herein is 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 (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148425

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

CLINTON MCMILLAN and GWENDOLYN MCMILLAN,

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004035

NOTICE is hereby given this 12th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 50,290.26. The property sold herein is One 315,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5)

# **LEGALS**

## NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

REBA PERKINS and ROBERT PERKINS, H&W

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003994

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 37,481.46. The property sold herein is 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").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5)

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., As-

signee, Plaintiff

HELEN EVANS and LETICIA AUSTIN FORREST, TIC Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004032

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 32,773.95. The property sold herein is One 472,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148428 (11-21,11-28,12-5)

# **LEGALS**

Plaintiff

Defendant(s)

#### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

signee,

JAMES HARROD and CARAL HARROD, H&W

In the Circuit Court for

# Prince George's County, Maryland Civil Case No. C-16-CV-24-003998

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 36,387.25. The property sold herein is One 308,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148429 (11-21. (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

TONI BEAN and WALTER BEAN, Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003996

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 54,848.77. The property sold herein is One 630,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

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

True Copy—Test: Mahasin El Amin, Clerk 148430 (11-21, (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

Plaintiff

WILLIS CARSWELL SR., and

JUANITA CARSWELL, H&W Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003995

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 53,286.73. The property sold herein is One 336,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148431 (11-21. (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

**LEGALS** 

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

KEISHA NERISSA BENJAMIN, sole owner Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003981

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 56,818.52. The property sold herein is 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 (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148432 (11-21, (11-21,11-28,12-5)

# NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-

Plaintiff

KATHRYN I ANTINORE, TRUSTEE of the KATHRÝN I AN-TINORE Trust, dtd 12-21-2000

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003980

Defendant(s)

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 37,848.91. The property sold herein is 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, 1018-1020, 1104, 1106, 1018-1020, 1104, 1106, 1018-1020, 1104, 1106, 1018-1020, 1104, 1106, 1018-1020, 1104, 1106, 1018-1020, 1104, 1106, 1018-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1106, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1106, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1104, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020, 1108-1020 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148433

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

**LEGALS** 

signee, Plaintiff

ARNOLD PLUESS, Jr., and PATRICIA PLUESS, JT

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003979

Defendant(s)

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed

in said County, once in each of three

successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 40,229.92. The property sold herein is 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 (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148434 (11-21. (11-21,11-28,12-5)

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

SHIRLEY OLIVERIO, sole owner Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003978

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 61,483.89. The property sold herein is One 454,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148435

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

MICHAEL DOUGLAS and CHIQUITA DOUGLAS, JT

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003977

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 68,205.42. The property sold herein is One 721,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148436 (11-21,11-28,12-5)

## **LEGALS**

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

NANCY HOOPER and PARKER

HOOPER, JR., JT Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003963

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 77,520.19. The property sold herein is One 713,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148437 (11-21,11-28,12-5)

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

ROY BOONE, III and CAROL BOONE, IT Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003924

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be 52,493.22. The property sold herein is One 326,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148438 (11-21,11-28,12-5)

**LEGALS** 

## **LEGALS**

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

RENITA PURVIS, sole owner

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003923

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 56,692.54. The property sold herein is One 336,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148439

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

RANDY BARR and VICKI BARR,

Defendant(s)

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

Civil Case No. C-16-CV-24-003905

NOTICE is hereby given this 12th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024. The Report of Sale states the

amount of the foreclosure sale to be \$114,117.40. The property sold herein is One 1,427,000/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148440 (11-21,11-28,12-5)

# **LEGALS**

Daniel C. Zickefoose, Esq., As-

NOTICE OF REPORT

**OF SALE** 

signee, Plaintiff

RAYMOND SCHWARTZ and ANNE L SHORT, JT Defendant(s)

In the Circuit Court for

Prince George's County, Maryland Civil Case No. C-16-CV-24-003904

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 18,504.03. The property sold herein is One 154,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")..

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

True Copy—Test: Mahasin Él Amin, Clerk 148441 (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

CLARENCE SANDERS and MYRA SANDERS, JT

Defendant(s) In the Circuit Court for

Prince George's County, Maryland Civil Case No. C-16-CV-24-003888

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 50,860.79. The property sold herein is 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 (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

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

Declaration").

True Copy—Test: Mahasin El Amin, Clerk 148442 (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

signee, Plaintiff

RANDY HINE and Cathy Louise

Hine, JT Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003885

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 95,474.70. The property sold herein is 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").

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

True Copy—Test: Mahasin El Amin, Clerk 148443 (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

GEORGE CORKILL and ELIZA-BETH CORKILL, JT Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003884

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 40,165.38. The property sold herein is One 1,001,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148444 (11-21,11-28,12-5)

# NOTICE OF REPORT **OF SALE**

**LEGALS** 

Daniel C. Zickefoose, Esq., As-

signee, Plaintiff

Mollie A Fletcher Klocek and

Thomas E. Klocek Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003883

NOTICE is hereby given this 12th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$124,532.42. The property sold herein is One 1,548,000/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148445 (11-21,11-28,12-5)

## NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Jessica Hampton

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004392

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 14,684.10. The property sold herein is One 315,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148446



Plaintiff

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Morgan F. Washington\_

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004390

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 56,116.94. The property sold herein is One 602,000/2,855,944,500 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

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

Declaration").

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5)

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Anna W. O'Neal

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004381

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 17,472.91. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

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

Declaration").

True Copy—Test: Mahasin Él Amin, Clerk 148448 (11-21,11-28,12-5)

## **LEGALS**

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Morgan F. Washington\_ Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004379

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 37,867.15. The property sold herein is 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").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5)

## **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Felicia Cadogan and Terrence Cheddie Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004377

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be 26,915.64. The property sold herein is 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").

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

True Copy—Test: Mahasin El Amin, Clerk 148450 (11-21,11-28,12-5)

**LEGALS** 

#### **LEGALS**

## NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

ROBERT L CZACH and JANET K CZACH, JT Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004169

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$41,566.69. The property sold herein is One 308,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148451

# **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., As-Plaintiff

PAMELA R ELLIS, ELISABETH R

RANDAZZO, BRIAN M RANDAZZO, JT Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004211

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 62,636.11. The property sold herein is 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 (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148452

**LEGALS** 

Plaintiff

Defendant(s)

# LEGALS

# NOTICE OF REPORT

Daniel C. Zickefoose, Esq., Assignee,

**OF SALE** 

Plaintiff

SANDRA TUTT YOUNG, sole owner

> Defendant(s) In the Circuit Court for

## Prince George's County, Maryland Civil Case No. C-16-CV-24-004212

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 43,754.45. The property sold herein is 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").

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 148453 (11-21. (11-21,11-28,12-5)

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

JOYCE SAGAMI, SOLE OWNER Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004217

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 34,109.02. The property sold herein is 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 (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148454 (11-21,11-28,12-5)

# NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-

signee, Plaintiff

FRANCIS LAURIA AND JOELYNN LAURIA, JT

# Defendant(s)

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. C-16-CV-24-004218

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 35,625.15. The property sold herein is One 854,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148455 (11-21. (11-21,11-28,12-5)

# **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., As-

signee, Plaintiff

Barbara C. Tate and Harold A. Tate Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004237

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 48,926.97. The property sold herein is One 1,001,000/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148463 (11-21,11-28,12-5)

# **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Nicole D. Scott

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004238

NOTICE is hereby given this 13th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 15,475.01. The property sold herein is 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 (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148464 (11-21,11-28,12-5)

## NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

signee, Plaintiff

Dixie A. Martin and Charles K.

Martin Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004223

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 22,274.50. The property sold herein is One 200,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148465 (11-21. (11-21,11-28,12-5)

# ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff,

Defendants

Sarpong LLC Office of the Comptroller of the Currency

Unknown Successor Trustee to Allan Lang Marvin R Lang

Unknown Successor Trustee to TJ Noffsinger, Jr.

5502 KAREN ELAINE DR APT 926 NEW CARROLLTON, MD 20784

and

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

and

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

5502 KAREN ELAINE DR APT 926, NEW CARROLLTON, MD 20784, District 20, described as follows:

UNIT 926

and assessed to SARPONG LLC.

#### In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005471

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

5502 KAREN ELAINE DR APT 926, NEW CARROLLTON, MD 20784 in Prince George's County, Maryland, described as:

Unit 926 in Frenchman's Creek Condominium as defined and set forth in Declaration of Condominium dated April 30, 1982, recorded May 12, 1982 in Liber 5530, folio 570 and delineated on Plat of Condominium Subdivision recorded in Condominium Plat Book NLP 113, at Condominium Plats 35 thru 41, together with its undivided percentage interest in the common elements appurtenant thereto. All as amended by First Amendment to Declaration of Frenchman's Creek Condominium recorded July 21, 1982, in Liber 5556, folio 782 and Expansion Plat recorded in Plat Book NLP 114 at Plats 1-5, inclusive; and by Second Amendment to Declaration of Frenchman's Creek Condominium recorded August 23, 1982 in Liber 5570, folio 167, in Plat Book NLP 114 at Plats 22 thru 26, inclusive, among the Land Records of Prince George's County, Maryland.

and assessed to SARPONG LLC

(the "Property").

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

It is thereupon this 18th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 title to the Property free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk 148484 (11-21,11-28,12-5)

# 148484 (11-21,11-28,12-3

ORDER OF PUBLICATION
NAR Solutions, Inc.
c/o Steven Harding

PO Box 31700

Omaha, NE 68131

Plaintiff,

Marko Ferrera

Defendants

#### 4410 OGLETHORPE ST APT 605 HYATTSVILLE, MD 20781

and

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

and

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

4410 OGLETHORPE ST APT 605,

HYATTSVILLE, MD 20781, District 16, described as follows:

UNIT 605

and assessed to FERRERA MARKO.

#### In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005472

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

4410 OGLETHORPE ST APT 605, HYATTSVILLE, MD 20781 in Prince George's County, Maryland, described as:

Condominium Unit numbered 605 of a plan of condominium entitled "THÊ OGLETHORPE, A CONDO-MINIUM", as established pursuant to the Declaration and By-Laws thereof, made by Oglethorpe House Associates, a Maryland Limited Partnership, dated October 15, 1981 and recorded in Liber 5478 at folio 220, among the Land Records of Prince George's County, Maryland pursuant to the Plat of "THE OGLETHORPE, CONDO-MINIUM" recorded in Plat Book NLP 111 at plats 69-79, both inclusive, among the aforesaid Land Records including an undivided interest in the common elements appurtenant to said unit as defined in the said Declaration and By-Laws.

and assessed to FERRERA MARKO

(the "Property").

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 18th day of No-

It is thereupon this 18th day of November, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148485 (11-21,11-28,12-5)

# ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff,

Haoyan Guo Truist Bank Bank of America

Defendants

#### 6100 WESTCHESTER PARK DR #TR8-1, COLLEGE PARK, MD 20740

and

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

and

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

6100 WESTCHESTER PARK DR #TR8-1, COLLEGE PARK, MD 20740, District 21, described as follows:

Tier 8 Unit 1208

and assessed to GUO HAYOAN.

#### In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005478

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

6100 WESTCHESTER PARK DR #TR8-1, COLLEGE PARK, MD 20740 in Prince George's County, Maryland, described as:

Unit Numbered 1208, Tier 8 in a Condominium known as "THE TOWERS IN WESTCHESTER PARK CONDOMINIUM, THE 6100 BUILDING", as established by a Condominium Declaration recorded in Liber 5274, at Folio 594, and as shown on the condominium plat recorded in Plat Book NLP 106 (erroneously sited in prior Deeds as Plat Book NLP 101) at plats 42 through 94, both inclusive, all among the Land Records of Prince George's County, Maryland.

and assessed to GUO HAYOAN

(the "Property").

# **LEGALS**

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

It is thereupon this 18th day of November, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148486 (11-21,11-28,12-5)

# ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff,

Patricia Galenski Frederick F Galenski, Jr.

ski, Jr. Defendants

4801 LONGFELLOW S' RIVERDALE, MD 20737

and

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

and

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

4801 LONGFELLOW ST, RIVERDALE, MD 20737, District 19, described as follows:

LOT 4, IN BLOCK 72

and assessed to GALENSKI PATICIA A ETAL.

#### In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005479

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

4801 LONGFELLOW ST, RIVERDALE, MD 20737 in Prince George's County, Maryland, described as:

Lot numbered Four (4), in Block numbered Seventy-Two (72), in the subdivision known as "SECTION THREE, RIVERDALE PARK", as per Plat thereof recorded in Plat Book J.W.B. 5, Folio 688, and rerecorded in Plat Book A at folio 41, among the Land Records of Prince George's County, Maryland.

and assessed to GALENSKI PATI-

(the "Property").

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

It is thereupon this 18th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 title to the Property free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 148487 (11-21,11-28,12-5)

# ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Caldwell C Kendrick

V.

Terence Knight
First Virginia Mortgage Company
The Trust Company of First Virginia
nka TCV Trust & Wealth Management, Inc.
Unknown Successor Trustee(s) of

Plaintiff,

Defendants

582 WILSON BRIDGE DR # 6783B-2, OXON HILL, MD 20745

and

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

and

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

582 WILSON BRIDGE DR # 6783B-2, OXON HILL, MD 20745, District 12, described as follows:

CONDOMINIUM BLDG 21 UNIT 6783 B-2

and assessed to KNIGHT TER-ENCE.

#### In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005498

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

582 WILSON BRIDGE DR # 6783B-2, OXON HILL, MD 20745 in Prince George's County, Maryland, described as:

Unit Numbered and lettered 6783-B-2 in Building Numbered 27 in a horizontal property regime known as "WILSON BŘIDĞE CONDO-MINIUM", as shown on a plat recorded in plat book W.W.W. 82 at folios 12 et seq., among the land records of Prince George's County, Maryland, together with the facilities and other appurtenances to said with, which unit and appurtenances have been more specifically defined in the master deed dated November 7, 1972, recorded among said land records in liber 4156 at folio 711, and including that fee in an undivided interest in the common elements of said regime appurtenant to said unit as such interest may be lawfully revised or amended from time to time pursuant to said master deed.

and assessed to KNIGHT TERENCE

(the "Property").

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 18th day of November, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 title to the Property free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 148488 (11-21,11-28,12-5)

# ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff,

Mekonnen Legesse Getahun

# Defendants 1822 METZEROTT RD APT 205, ADELPHI, MD 20783

and

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

and

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

1822 METZEROTT RD APT 205, ADELPHI, MD 20783, District 17, described as follows:

BLDG 15 UNIT 205

and assessed to GETAHUN MEKONNEN LEGESSE.

#### In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005499

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

1822 METZEROTT RD APT 205, ADELPHI, MD 20783 in Prince George's County, Maryland, described as:

BLDG 15 UNIT 205

# LEGALS

and assessed to GETAHUN MEKONNEN LEGESSE

(the "Property").

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 18th day of November, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 title to the Property free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 148489 (11-21,11-28,12-5)

# ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff,

Defendants

George P Harding Ramona Harding Prince George's County, Maryland

# 3311 TOLEDO TER STE C203, HY-ATTSVILLE, MD 20782

and

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

and

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

3311 TOLEDO TER STE C203, HY-ATTSVILLE, MD 20782, District 17, described as follows:

Suite C-203 3,294.0000 Sq.Ft. & Imps. Prince George's Pl Assmt \$257,933 Lib 06462 Fl 764 Unit C 203

and assessed to HARDING

# GEORGE P & RAMONA L. In the Circuit Court for Prince George's County, Maryland

Case No: C-16-CV-24-005501

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

3311 TOLEDO TER STE C203, HY-ATTSVILLE, MD 20782 in Prince George's County, Maryland, described as:

Unit Lettered and Numbered C-203, in Building Lettered "C", in the Subdivision known as "Prince George's Plaza Professional Park Condominium", as per plats thereof recorded in Plat Book NLP 126 at plats 72 thru 76, among the Land Records of Prince George's County, Maryland as established pursuant to the Condominium Declaration made by Prince George's Plaza Professional Park, Inc. dated April 24, 1986 and recorded in Liber 6318 at folio 171, among the Land Records of Prince George's County, Maryland, as amended by Amendment to Declaration dated September 26. 1986 and recorded in Liber 6432 at folio 589, among the aforesaid Land Records.

Together with an undivided interest in the common elements and common expenses and common profits of the aforesaid Condominium Regime and all rights, privileges and powers reserved for the benefit of each and every Unit Owner under and pursuant to the Declaration and Amendment aforesaid and the By-laws of Prince George's Plaza Professional Park Condominium recorded among the aforesaid Land Records in Liber 6318 at folio 171, et. seq. and Liber 6432 at folio 589, et.seq. respectively.

and assessed to HARDING GEORGE P & RAMONA L

(the "Property").

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

It is thereupon this 18th day of

The Complaint states, among

November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 title to the Property free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

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

148490 (11-21,11-28,12-5)
ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700

Omaha, NE 68131 Plaintiff,

John Dudley Barbara Dudley

Defendants

## 3341 HUNTLEY SQUARE DR APT B2, TEMPLE HILLS, MD 20748

\_\_\_\_\_

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

and

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

3341 HUNTLEY SQUARE DR APT B2, TEMPLE HILLS, MD 20748, District 12, described as follows:

Unit 3341-B-2

and assessed to DUDLEY JOHN.

#### In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005503

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

3341 HUNTLEY SQUARE DR APT B2, TEMPLE HILLS, MD 20748 in Prince George's County, Maryland, described as:

Unit Numbered and Lettered 3341-B-2 in the subdivision known as "HUNTLEY SQUARE CONDO-MINIUM" a condominium regime established pursuant to the Horizontal Property Act of the State of Maryland and per Plats recorded among the land records of Prince George's County, Maryland in Plat Book WWW 86 at Plats 51 through 69, inclusive, and established pursuant to the Master Deed for Huntley Square Condominium dated October 1, 1973 and recorded among the said land records in

Liber 4289 at Folio 202.

and assessed to DUDLEY JOHN (the "Property").

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

paid. It is thereupon this 18th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 title to the Property free and clear of all encum-

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

brances.

True Copy—Test:

Mahasin El Amin, Clerk

48491 (11-21,11-28,12-5)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: CHARLES H. REDMOND AKA CHARLES HENRY

> REDMOND, JR. Estate No.: 122909

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735

Main Street, Room D4010, Upper Marlboro, MD on January 6, 2025 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time.

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

REGISTER OF WILLS FOR

Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

PRINCE GEORGE'S COUNTY

148394

(11-21,11-28)

#### **ORDER OF PUBLICATION**

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff,

Dudley Enterprises REI, LLC

Defendants

#### 3859 SAINT BARNABAS RD APT T3, SUITLAND, MD 20746

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

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

3859 SAINT BARNABAS RD APT T3, SUITLAND, MD 20746, District 06, described as follows:

UNIT 3859 T 3

and assessed to DUDLEY ENTER-PRISES REI, LLC.

#### In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005504

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

3859 SAINT BARNABAS RD APT T3, SUITLAND, MD 20746 in Prince George's County, Maryland, described as:

Condominium Unit numbered and lettered 3859, T-3 in the subdivision known as "MARLOW TOWERS CONDOMINIUM" as established pursuant to a Condominium Master Deed made by Marlow Madison Condominium Limited Partnership, a Limited Partnership, organized and existing under the laws of the State of Maryland, dated September 15, 1972 recorded among the Land Records of Prince George's County, Maryland in Liber 4127 at Folio 366, and pursuant to the Plat and Plans for Marlow Towers Condominium, described in said Master Deed, recorded among the Land Records of said County and State, in Condominium Plan Book 79 as Plats numbered 82 through 100, inclusive, and Condominium Plan Book 81 as Plats numbered 1 through 15 inclusive.

and assessed to DUDLEY ENTER-PRISES REI, LLC.

(the "Property").

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

It is thereupon this 18th day of November, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148492

# ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff,

Mark H Saunders

Defendants

#### 17406 CLAGETT LANDING RD, **UPPER MARLBORO, MD 20774**

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

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

17406 CLAGETT LANDING RD, UPPER MARLBORO, MD 20774, District 07, described as follows:

1.0000 Acres. & Imps.

and assessed to SAUNDERS MARK

In the Circuit Court for

#### Prince George's County, Maryland Case No: C-16-CV-24-005506

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

17406 CLAGETT LANDING RD, UPPER MARLBORO, MD 20774 in Prince George's County, Maryland, described as:

of Maryland to the Plaintiff in this

1.0000 Acres. & Imps.

proceeding:

and assessed to SAUNDERS MARK

(the "Property").

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 18th day of No-

vember, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 title to the Property free and clear of all encumbrances

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

True Copy—Test: Mahasin Él Amin, Clerk 148493 (11-21,11-28,12-5)

## ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff.

Harding Living Trust dated 10-7-16 George P Harding

Ramona Harding Unknown Successors in Trust, if any, of George P Harding and Ramona Harding Key Federal Savings Bank

Federal Deposit Insurance Corporation on behalf of M&T Bank Prince George's County, Maryland Defendants

#### 3311 TOLEDO TER STE C204, **HYATTSVILLE, MD 20782**

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

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

3311 TOLEDO TER STE C204, HYATTSVILLE, MD 20782, District 17, described as follows:

Suite C-204 2,269.0000 Sq.Ft. & Imps. Prince George's Pl Assmt \$177,667 Lib 38837 Fl 423 Unit C 204

and assessed to Harding Living Trust.

## In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005507

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

3311 TOLEDO TER STE C204, HY-ATTSVILLE, MD 20782 in Prince George's County, Maryland, described as:

Described on Exhibit "A"

and assessed to Harding Living (the "Property").

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

It is thereupon this 18th day of November, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 title to the Property free and clear of all encumbrances.

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

(11-21,11-28,12-5) 148494

# **LEGALS**

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

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

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

You must reclaim these vehicles by: 12/5/2024.

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

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

2014 INTER-NATIONAL HARVESTER VA YA52044 3HSDISNR2FN654295 2002 TOYOTA 4T1BE32K52U634244 CAMRY 2014 FREIGHTLINER MD 977F81 1FUJGLDRXELFK9547

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

2007 MERCEDES-BENZ ML350 2012 CHRYSLER 300

2002 TOYOTA

CAMRY

4JGBB86E17A158240 2C3CCAAG3CH209713

4T1BE32K32U037710

(11-28)

## METROPOLITAN TOWING INC 8005 OLD BRANCH AVE CLINTON, MD 20735

301-568-4400

|                | 2000 FORD     | TAURUS        |    |         | 1FAFP55U1YG243047 |
|----------------|---------------|---------------|----|---------|-------------------|
|                | 1999 GMC      | SIERRA        |    |         | 1GDJC34R6XF099724 |
|                | 2007 FORD     | F-250         |    |         | 1FTSW21P57EA29778 |
|                | 2007 DATSUN   | 240Z          | DC | ED2965  | HLS3015386        |
|                | 2000 FORD     | F-150         | MD | 85L918  | 2FTRX08L3YCA06039 |
|                | 2000 FORD     | FOCUS         | FL | HQLA03  | 1FAFP36351W173008 |
|                | MECEDES-      |               |    |         |                   |
|                | BENZ          | 300 DELUXE    |    |         | WDBAB33A9DB032782 |
|                | 2004 TOYOTA   | CAMRY         |    |         | 4T1BE32K34U277052 |
|                | 1972 MERCEDES | -BENZ         |    |         | 109057012001634   |
|                | 2004 HONDA    | ACCORD        |    |         | JHMCM56374C002024 |
|                | 1999 DODGE    | DURANGO       | VA | UAA8351 | 1B4HS28Y7XF572450 |
|                | 1996 DODGE    | RAM           | VA | TPD3745 | 2B7HB21Y8TK187469 |
|                | 2007 SATURN   | AURA          |    |         | 1G8ZS57N77F206384 |
|                | 2020 NISSAN   | ALTIMA        | VA | UAE3486 | 1N4BL4BV4LC223201 |
|                | 2011 HYUNDAI  | SONATA        | DC | ER8585  | 5NPEB4AC1BH096503 |
|                | 2004 HONDA    | CIVIC DEL SOL |    |         | 2HGES166X4H515723 |
|                | 2003 FORD     | F150          | MD | 2CP7738 | 2FTRX17W63CB15296 |
|                | 2008 VOLKSWAC | GEN JETTA     | DC | JB6259  | 3VWRM71K18M106130 |
|                | 2005 BMW      | X3            |    |         | WBXPA934X5WD16921 |
|                | 2007 HONDA    | ODYSSEY       | VA | TUM6660 | 5FNRL38877B116818 |
|                | 2018 NISSAN   | SENTRA        | VA | 76863U  | 3N1AB7AP9JY246039 |
| 2006 CHEVROLET |               |               |    |         |                   |
|                |               | IMPALA        |    |         | 2G1WT58KX69108511 |
| 2015 CHEVROLET |               |               |    |         |                   |
|                |               | CAMARO        | MD | 5DJ7124 | 2G1FA1E3XF9104857 |
|                | 2015 NISSAN   | ALTIMA        |    |         | 1N4AL3AP4FN310498 |
|                |               |               |    |         |                   |

# PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE

LAUREL, MD 20707 301-210-6222

| 301-210-6222    |         |    |          |                   |  |  |  |
|-----------------|---------|----|----------|-------------------|--|--|--|
| 2012 HYUNDAI    | ELANTRA | WV | 352588   | KMHDH4AE8CU312300 |  |  |  |
| 2011 VOLKSWAGEN |         |    |          |                   |  |  |  |
|                 | ROUTAN  | MD | T1892700 | 2V4RW3DG2BR621978 |  |  |  |
| 2004 DODGE      | GRAND   |    |          |                   |  |  |  |
|                 | CARAVAN |    |          | 1D4GP24R74B531465 |  |  |  |
| 2004 CHEVROLET  |         |    |          |                   |  |  |  |
|                 | EXPRESS | MD | 6EV8084  | 1GCFG15X041101251 |  |  |  |
| 2013 DODGE      | CHARGER | MD | 9CP4446  | 2C3CDXDT8DH550924 |  |  |  |
| 2007 NISSAN     | SENTRA  | MD | 1EM0958  | 3N1AB61E87L624866 |  |  |  |
|                 |         |    |          |                   |  |  |  |

# **LEGALS**

# ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff,

John R. Marks State of Maryland

Defendants

#### 4410 OGLETHORPE ST APT 501, HYATTSVILLE, MD 20781

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

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

4410 OGLETHORPE ST APT 501, HYATTSVILLE, MD 20781, District 16, described as follows:

and assessed to MARKS JOHN R.

## In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005544

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

4410 OGLETHORPE ST APT 501, HYATTSVILLE, MD 20781 in Prince

George's County, Maryland, de-

scribed as:

Condominium Unit numbered 501 in the condominium regime named"THE OGLETHORPE, A CONDOMINIUM" established by Declaration dated October 15, 1981 and recorded November 30, 1981 in Liber 5478 at folio 220 among the Land Records of Prince George's County, Maryland: by By-Laws attached to said Declaration; and by Condominium Plat consisting of eleven sheets recorded in Condominium plat book 111 beginning at plat 69 among the aforesaid land records; and as amended by First Amendment to By-laws dated April 1, 1982 and recorded in Liber 5519 at folio 720.

and assessed to MARKS JOHN R

(the "Property").

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

It is thereupon this 19th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 21st day of January, 2025, 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 title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (11-28,12-5,12-12)

# **LEGALS**

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

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

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

You must reclaim these vehicles by: 12/6/2024.

Please contact the Revenue Authority of Prince George's County at:

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

2003 BUICK LE SABRE 1G4HP52K83U228105 5GAKVCKD0EI268805 2014 BUICK **ENCLAVE** MD 6FI4423 MD 7GD2316 2006 SCION ITKDE177560113410

> **ANA TOWING 7820 MARLBORO PIKE FORESTVILLE, MD 20747** 301-736-7703

2012 MAZDA MD 3DR1255 JM3TB3CV2C0339709 CX9

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

MD 5EL9923 KL8CD6S99FC719831 2015 CHEVROLET SPECIAL

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

2005 LEXUS MD 2GA1128 JTHBA30G055138666

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

2015 CHRYSLER 200 MD 9FD7266 1C3CCCAB7FN640387 MD 56192CK JTJBARBZ7J2165939 2018 LEXUS PAST & PRESENT TOWING & RECOVERY INC

## 7810 ACADEMY LANE LAUREL, MD 20707 301-210-6222

DC JC4500 1G4PP5SKXC4151507 2012 BUICK VERANO

Alexander I. Zarzecki, Esq. Frank, Frank & Scherr, LLC 1340 Smith Avenue, Suite 300 Baltimore, Maryland 21209 410-337-8900

CR-V

1999 HONDA

148522

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

**EUGENE GLEN GEORGE** Notice is given that Amanda Weiskopff, whose address is 154 Harvey Road, Kingston, TN 37763, was on November 14, 2024 appointed Personal Representative of the estate of Eugene Glen George who died on April 3, 2024 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 14th day of May, 2025.

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

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

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

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

AMANDA WEISKOPFF Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 134064

(11-28,12-5,12-12) <u>1485</u>00

Lee Carpenter, Esq. Offit Kurman, P.A. 1954 Greenspring Drive, Suite 605 Timonium, MD 21093

(11-28)

VA TLC9553 IHLRD2849XC012836

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SEAN TOWNSEND

Notice is given that Melissa Sue Fury f/k/a Melissa Sue Buckley, whose address is 1407 Walnut Street, Camp Hill, PA 17011, was on November 15, 2024 appointed Personal Representative of the estate of Sean Townsend who died on January 22, 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 15th day of

May, 2025. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the

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

following dates:

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

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

MELISSA SUE FURY f/k/a MELISSA SUE BUCKLEY Personal Representative

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

Estate No. 133862 (11-28,12-5,12-12) 148499

UPPER MARLBORO, MD 20773-1729

The Prince

# George's Post

Call: 301-627-0900 | Fax: 301-627-6260

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 214 among the Land Records of Prince George's County, Maryland, against:

John Leonard Halsted and Chaohui Luo

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004537 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 500,000/2,855,944,500 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 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 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 500,000 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.

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 500,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

<u>148305</u> (11-28,12-5,12-12)

# **LEGALS**

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 593 among the Land Records of Prince George's County, Maryland, against: WILLIAM FAULKNER

and by virtue of the power and authority granted by Order of Court, dated October 16, 2024, entered in Civil Case No. C16CV24004751 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

1,273,000/ 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 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 that are not the 18 Designated VOI Units which are outlined on Exhibit

## **LEGALS**

G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1273000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(11-28,12-5,12-12)

## Serving Prince George's County Since 1932

# **LEGALS**

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 596 among the Land Records of Prince George's

County, Maryland, against:
MICHAEL L. HARPER and Bridgette B. Harper
and by virtue of the power and authority granted by Order of Court, dated

October 16, 2024, entered in Civil Case No. C16CV24004752 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

1000000/ 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 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 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 1000000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

148307

#### **LEGALS**

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 599 among the Land Records of Prince George's County, Maryland, against:

CAROL JOHNSTON and Stan Tuck

and by virtue of the power and authority granted by Order of Court, dated October 16, 2024, entered in Civil Case No. C16CV24004786 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

#### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One  $\,$  1105000/  $\,$  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, 623-601, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621, 608-621 627, 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 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 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 1105000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

148308

## SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

# NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCISCO R PINEDA MEJIA

Notice is given that Marta A Mejia, whose address is 1402 Pine Grove Road, Capitol Heights, MD 20743, was on November 1, 2024 appointed personal representative of the small estate of Francisco R Pineda Mejia, who died on August

15, 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 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.

MARTA A MEJIA Personal Representative

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

148497

(11-28.12-5.12-12)

UPPER MARLBORO, MD 20773-1729 Estate No. 135310

(11-28)

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

(11-28,12-5,12-12)

Rosalyn E. Pugh, Esq

1401 Mercantile Lane Suite 211

Largo, MD 20774

(301) 772-0006

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF DEIDRE EDWINA GREENLEE

Notice is given that Terri L Strachan, whose address is 2081 Almassera Drive, Little Elm, Texas

75068, was on August 30, 2024 appointed Personal Representative of

the estate of Deidre Edwina Greenlee

who died on July 3, 2024 with a will.

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal represen-

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

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

tative or the attorney.

February, 2025.

(2) Two months after the personal

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

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

TERRI L STRACHAN Personal Representative

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

P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 134551 148503 (11-28,12-5,12-12)

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 602 among the Land Records of Prince George's County, Maryland, against:

RONALD ALBERT CAHILL and Myung Sook Lee

and by virtue of the power and authority granted by Order of Court, dated October 25, 2024, entered in Civil Case No. C16CV24004800 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

#### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

1000000/ 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 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 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 1000000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(11-28,12-5,12-12)

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 605 among the Land Records of Prince George's County,

Maryland, against:
DIANE A. EMERSON and John R. Emerson

148309

and by virtue of the power and authority granted by Order of Court, dated October 25, 2024, entered in Civil Case No. C16CV24004805 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 1,250,000/389,331,000 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 1,250,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of

#### **LEGALS**

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

148310 (11-28,12-5,12-12)

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 608 among the Land Records of Prince George's

County, Maryland, against:
OTTO B. MARTINSON and Brigita M. Martinson
and by virtue of the power and authority granted by Order of Court, dated
October 08, 2024, entered in Civil Case No. C16CV24004803 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

1469000/ 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 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 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 1469000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(11-28,12-5,12-12)

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 208 among the Land Records of Prince George's County, Maryland, against:

Dorothy D. Dressel, Trustee and Daniel E. Dressel, Trustee, of the Dressel Family Trust, dtd September 2, 2009 and by virtue of the power and authority granted by Order of Court, dated

September 26, 2024, entered in Civil Case No. C-16-CV-24-004517 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

148311

923,000/ 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,

## LEGALS

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 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 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 923,000 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.

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 923,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

<u>148303</u> (11-28,12-5,12-12)

# LEGALS

**ORDER OF PUBLICATION** 

**BY POSTING** 

SANDY CASTILLO PAULINO and

In the Circuit Court for

Prince George's County, Maryland

Case No.: C-16-FM-24-007279

ORDERED, ON THIS 8th day of

November, 2024, by the Circuit

Court for Prince George's County

That the Defendants, Sandy

Miguel Castillo Paulino and John

Doe, are hereby notified that the

Plaintiff, has filed a COMPLAINT FOR CUSTODY and PETITION FOR APPROVAL OF FACTUAL FINDINGS TO PERMIT APPLICA-

TION FOR SPECIAL IMMIGRANT

JUVENILE STATUS PURSUANT TO MARYLAND ANNOTATED CODE FAMILY LAW ARTICLE § 1-

201(b)(10) naming them as the de-

fendants and stating that Defendant

Paulino's last known address is: Dis-

trito De Colon, Panama and Defen-

dant Doe's last known address is:

ORDERED, that the Plaintiff may serve process to the Defendants, Sandy Miguel Castillo Paulino and

John Doe, in accordance with Maryland Rule 2-121(b) and (c) as fol-

By posting notice in a newspaper

or publication of general circulation published in Prince George's

County, Maryland and/or in Panama, for three consecutive

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

**ORDERED**, said posting to be completed by the 8th day of December, 2024, and it is further;

**ORDERED**, that the plaintiff shall

mail, by <u>international mail</u>, to defendant PAULINO'S last known ad-

dress, a copy of the summons and complaint, and it is further;

ORDERED, THAT THE DEFEN-

Unknown, and therefore it is;

**NOEMI CABRERA BENITEZ** 

vs.

**JOHN DOE** 

Jacob Deaven, Esquire Parker, Simon, & Kokolis, LLC 110 N. Washington Street, Suite 500 Rockville, MD 20850 301-656-5775

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **BOBBY JOE WILSON**

Notice is given that Thomas J Kokolis, whose address is 110 N Washington Street, Suite 500, Rockville, MD 20850-2230, was on October 21, 2024 appointed Personal Representative of the estate of Bobby Joe Wilson, who died on November 18, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of April, 2025.

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

> THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

Estate No. 132863 148369 (11-14,11-21,11-28)



# DANTS, SANDY MIGUEL CASTILLO PAULINO and JOHN DOE, ARE HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 7th DAY OF JANJARY 2025 MAY DESULT IN THE UARY, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST THEM BY DEFAULT. MAHASIN EL AMIN

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

True Copy—Test: Mahasin El Amin, Clerk

148378 (11-14,11-21,11-28)

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 611 among the Land Records of Prince George's

County, Maryland, against:
RUDOLPH G. NUTTLEMAN, Sandra K. Nuttleman, Douglas P. Nuttleman, Timothy F. Nuttleman, and Susan R. Pospisil
and by virtue of the power and authority granted by Order of Court, dated
October 16, 2024, entered in Civil Case No. C16CV24004830 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

#### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

1203000/ 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 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 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 1203000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(11-28,12-5,12-12)

# TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE

IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 614 among the Land Records of Prince George's County, Maryland, against: HENRY K. GRISSINGER and Phyllis N. Grissinger, Trustees of the Henry

K. Grissinger and Phyllis N. Grissinger Living Trust, dated November 28, 2006, and any amendments thereto

and by virtue of the power and authority granted by Order of Court, dated October 16, 2024, entered in Civil Case No. C-16-CV-24-004831 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

148312

1000000/ 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 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 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 1000000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk

## **LEGALS**

and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

148313 (11-28,12-5,12-12)

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 617 among the Land Records of Prince George's County, Maryland, against: GENE CRONE and Jo A Crone

and by virtue of the power and authority granted by Order of Court, dated October 08, 2024, entered in Civil Case No. C16CV24004832 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

#### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

1010000/ 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 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 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 1010000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

148314 (11-28,12-5,12-12)

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

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 226 among the Land Records of Prince George's County, Maryland, against:

William HC Ticknor and Pamela C. Ticknor

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004512 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee 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

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 1,120,000/2,855,944,500 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,

# **LEGALS**

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 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 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 1,120,000 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 TO-GETHER 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.

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 1,120,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) 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 10 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 interest secured by the foreclosed lien 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 lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

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, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee 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.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(11-28,12-5,12-12)

# **LEGALS**

Christopher B. Walter 11000 Broken Land Parkway,

Suite 600

Columbia, Maryland 21044

410-995-5800

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Dennis G Nemetz, whose address is 9556 Wan-

dering Way, Columbia, Maryland

21045, was on October 31, 2024 appointed Personal Representative of

died on March 14, 2024 with a will.

he estate of Rebecca Nemetz who

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

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

Wills on or before the 30th day of

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

to the undersigned personal repre-

sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the

(1) Six months from the date of the 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

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.

delivery of the notice.

April, 2025.

following dates:

TO ALL PERSONS INTERESTED

IN THE ESTATE OF

REBECCA NEMETZ

Phillip Karasik 3800 Howard Ave Suite 2 Kensington, MD 20895 301-654-0154

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ADOLFINE M AUGUSTIN

Notice is given that Konrad L Augustin, whose address is 7404 Berryleaf Dr. Laurel, MD 20707, was on October 31, 2024 appointed Personal Representative of the estate of Adolfine M Augustin who died on April 23, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of April, 2025.

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 oth-erwise 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

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.

KONRAD L AUGUSTIN Personal Representative

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

148502

Estate No. 129879 (11-28,12-5,12-12)

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

DENNIS G. NEMETZ Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

Estate No. 135292 148501

(11-28,12-5,12-12)

Call: 301-627-0900 | Fax: 301-627-6260