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LEGALS

ORDER OF PUBLICATION

Paradise Point LLC
C/O Lucas I. Dansie
Counsel for Plaintiff
406 5th Street NW, Lower Level
Washington DC 20001
Phone (202) 783-1597
lucas@dansielaw.com,

Plaintiff,

v.

CVC USA Corporation
12800 Bay Hill Dr
Beltsville, MD 20705,

and

Benjamin C. Winn, Esq.
3701 Pender Dr.
Suite 210
Fairfax, VA 22030,

and

Woori America Bank
c/o James Seung Lee, Res. Agent
10035 Baltimore National Pike
Ellicott City, MD 21042,

and

Prince George's County, Maryland,

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

12800 BAY HILL DR BELTSVILLE 20705-0000 and also known as Account Number 01-3245867,
Defendants.

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

Case No. CAE 21-02680

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 to the Plaintiff:

12800 BAY HILL DR BELTSVILLE 20705-0000 also known as Account Number 01-3245867

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of May, 2021, 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 three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
139507 (5-20,5-27,6-3)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**9611 CONVERSE COURT
BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Brenda J Brooks-Blalock, dated May 28, 2008, and recorded in Liber 29737 at folio 573 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 14735 Main Street, Upper Marlboro, Maryland, on

**JUNE 8, 2021
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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-603949)

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

139492 (5-20,5-27,6-3)

ORDER OF PUBLICATION

Paradise Point LLC
C/O Lucas I. Dansie
Counsel for Plaintiff
406 5th Street NW, Lower Level
Washington DC 20001
Phone (202) 783-1597
lucas@dansielaw.com,

Plaintiff,

v.

CVC USA Corporation
12800 Bay Hill Dr
Beltsville, MD 20705,

and

Benjamin C. Winn, Esq.
3701 Pender Dr.
Suite 210
Fairfax, VA 22030,

and

Woori America Bank
c/o James Seung Lee, Res. Agent
10035 Baltimore National Pike
Ellicott City, MD 21042,

and

Prince George's County, Maryland,

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

BAY HILL DR BELTSVILLE 20705-0000 and also known as Account Number 01-3666054,
Defendants.

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

Case No. CAE 21-02681

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 to the Plaintiff:

BAY HILL DR BELTSVILLE 20705-0000 also known as Account Number 01-3666054

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of May, 2021, 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 three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
139508 (5-20,5-27,6-3)

LEGALS

ORDER OF PUBLICATION

FAYETTEVILLE PROPERTIES, INC.
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND
21146

PLAINTIFF

v.

CHEVERLY MEWS, LLC

SERVE ON: ROY LITTLEJOHN,
RESIDENT AGENT & SOLE MEMBER
7080 31ST STREET NW
WASHINGTON DC 20015

SERVE ON: ROY LITTLEJOHN,
RESIDENT AGENT & SOLE MEMBER
1311 MORNINGSIDE DRIVE
SILVER SPRING, MD 20904

AND

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

01 IVYWOOD AVE
CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE ON: RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

01 IVYWOOD AVE
CAPITOL HEIGHTS, MD 20743

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 21-02697

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

All that property in Prince George's County described as: Lots 26,27,28, 29, 30, 20,000.0000 Sq.Ft., Englewood Bk 5, Assmt \$17,700, Lib 15897 Fl 582, tax account no 18-2013332, and assessed to Cheverly Mews, LLC.

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 4th day of June, 2021, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139511 (5-20,5-27,6-3)

ORDER OF PUBLICATION

FAYETTEVILLE PROPERTIES, INC.
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND
21146

PLAINTIFF

v.

CHEVERLY MEWS, LLC

SERVE ON: ROY LITTLEJOHN,
RESIDENT AGENT & SOLE MEMBER
7080 31ST STREET NW
WASHINGTON DC 20015

SERVE ON: ROY LITTLEJOHN,
RESIDENT AGENT & SOLE MEMBER
1311 MORNINGSIDE DRIVE
SILVER SPRING, MD 20904

AND

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

0 HUSKWOOD AVE (x5761)
CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE ON: RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 HUSKWOOD AVE (x5761)
CAPITOL HEIGHTS, MD 20743

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 21-02698

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

All that property in Prince George's County described as: Lots 50,51,52,53,54, 12,500.0000 Sq.Ft., Englewood Bk 5, Assmt \$17,600, Lib 15897 Fl 582, tax account no 18-1985761, and assessed to Cheverly Mews, LLC.

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 4th day of June, 2021, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139512 (5-20,5-27,6-3)

LEGALS

ORDER OF PUBLICATION

FAYETTEVILLE PROPERTIES, INC.
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND
21146

PLAINTIFF

v.

CHEVERLY MEWS, LLC

SERVE ON: ROY LITTLEJOHN,
RESIDENT AGENT & SOLE MEMBER
7080 31ST STREET NW
WASHINGTON DC 20015

SERVE ON: ROY LITTLEJOHN,
RESIDENT AGENT & SOLE MEMBER
1311 MORNINGSIDE DRIVE
SILVER SPRING, MD 20904

AND

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

0 HUSKWOOD AVE (x5753)
CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE ON: RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 HUSKWOOD AVE (x5753)
CAPITOL HEIGHTS, MD 20743

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 21-02699

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

All that property in Prince George's County described as: Lots 45,46,47, 48 & 49, 12,500.0000 Sq. Ft., Englewood Bk 5, Assmt \$17,500, Lib 15897 Fl 582, tax account no 18-1985753, and assessed to Cheverly Mews, LLC.

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 4th day of June, 2021, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139513 (5-20,5-27,6-3)

ORDER OF PUBLICATION

FAYETTEVILLE PROPERTIES, INC.
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND
21146

PLAINTIFF

v.

CHEVERLY MEWS, LLC

SERVE ON: ROY LITTLEJOHN,
RESIDENT AGENT & SOLE MEMBER
7080 31ST STREET NW
WASHINGTON DC 20015

SERVE ON: ROY LITTLEJOHN,
RESIDENT AGENT & SOLE MEMBER
1311 MORNINGSIDE DRIVE
SILVER SPRING, MD 20904

AND

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

0 HUSKWOOD AVE (x5746)
CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE ON: RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 HUSKWOOD AVE (x5746)
CAPITOL HEIGHTS, MD 20743

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 21-02700

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

All that property in Prince George's County described as: Lots 40,41,42,43,44, 12,500.0000 Sq.Ft., Englewood Bk 5, Assmt \$17,500, Lib 15897 Fl 582, tax account no 18-1985746, and assessed to Cheverly Mews, LLC.

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 4th day of June, 2021, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139514 (5-20,5-27,6-3)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

BHAGIRATHI GOPE
4701 Montgomery Place
Beltsville, MD 20705
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 20-18289

Notice is hereby given this 13th day of May, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4701 Montgomery Place, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of June, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of June, 2021.

The report states the purchase price at the Foreclosure sale to be \$315,000.00.

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

139549 (5-20,5-27,6-3)

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Prince George's County Since 1932

LEGALS

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL REGULAR WORK SESSION
MONDAY, MAY 3, 2021**

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 7 (2008 Replacement Edition and November 2015 Supplement) for purpose of amending certain sections of the City Charter and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on June 21, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before June 11th, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall (address below) through at least June 21st, 2021.

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

The Prince George's Post

Early Publication Deadline—

June 3, 2021 edition:

All submissions must be received by
NOON, Friday, May 28, 2021

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

The Prince George's Post Newspaper

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LEGALS

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY,
MARYLAND
A Body Corporate and Politic
1301 McCormick Drive, Suite 1100
Largo, MD 20774

Plaintiff

v.
Eugene Moriarty
ADDRESS UNKNOWN

and

Mary I. Moriarty
ADDRESS UNKNOWN

Defendants

And any and all persons that have or claim to have any interest in the property situate, lying and being in the NINTH ELECTION DISTRICT of Prince George's County, Maryland. And any testate and intestate successors of Eugene Moriarty or Mary I. Moriarty, both believed possibly to be deceased. Said Property described as follows:

PROPERTY DESCRIPTION

All that property described as Lot numbered Thirty Two (32) in Block Lettered "A", in that subdivision delineated of record as "CLINTON GROVE" per plat of subdivision recorded in Plat Book BB 14 at plat 89 among the Land Records of Prince George's County, Maryland; said property assessed as 20,650 square feet under Tax ID No.: 09-0916981; being in the Ninth Election District of the County. Said property being part of that same land and premises described in deed conveyance into Eugene Moriarty and Mary I. Moriarty, recorded in Liber 1669 at folio 510 among said Land Records, and commonly known as 9533 Badger Avenue, Clinton, MD 20735-4430.

Defendants

In the Circuit Court for
Prince George's County, Maryland
CAE 20-12093

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2018 County tax sale. The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the said property to be and appear in this Court by the 13th day of July, 2021, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139518 (5-20,5-27,6-3)

LEGALS

LM File No.: 380-0001-Treasured
Lands, LLC

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 202
Frederick, MD 21701

ORDER OF PUBLICATION

Treasured Lands, LLC, Plaintiff,

vs.

Jonah R. Birnbaum; Prince George's County, Maryland; and all unknown owners of the property and premises situate in Prince George's County, Maryland described as Lots 56,57,58 & 59 10,000.0000 Sq.Ft. Bowie Blk 25 Assmt \$24,000 Lib 38777 Fl 394 and being identified on the Tax Roll as Account No. 14-1657600, and which may be known as 13120 7th St., Bowie, Maryland 20720, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 56,57,58 & 59 10,000.0000 Sq.Ft. Bowie Blk 25 Assmt \$24,000 Lib 38777 Fl 394 and being identified on the Tax Roll as Account No. 14-1657600, and which may be known as 13120 7th St., Bowie, Maryland 20720.

Defendants.

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-01659
TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland, to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption of the sub-

ject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 4th day of June, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 13th day of July, 2021, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
139519 (5-20,5-27,6-3)

LEGALS

LM File No.: 380-0002-Treasured
Lands, LLC

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 202
Frederick, MD 21701

ORDER OF PUBLICATION

Treasured Lands, LLC, Plaintiff

vs.

Jonah R. Birnbaum; Prince George's County, Maryland; and all unknown owners of the property and premises situate in Prince George's County, Maryland described as Lots 27.28.29.30.31 12,500.0000 Sq.Ft. Bowie Blk 25 Assmt \$24,000 Lib 38777 Fl 394 and being identified on the Tax Roll as Account No. 14-1657568, and which may be known as that vacant Lot on 6th St., Glenn Dale, Maryland 20769, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 27.28.29.30.31 12,500.0000 Sq.Ft. Bowie Blk 25 Assmt \$24,000 Lib 38777 Fl 394 and being identified on the Tax Roll as Account No. 14-1657568, and which may be known as that vacant Lot on 6th St., Glenn Dale, Maryland 20769.

Defendants.

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-01660
TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland, to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption of the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 4th day of June, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 13th day of July, 2021, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
139520 (5-20,5-27,6-3)

LEGALS

ORDER OF PUBLICATION

James F Truitt, Jr.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093

Plaintiff

v.

Premium Homes LLC
Daniel Huertas, Trustee
DP Capital LLC
Katherine B. Griffin, Trustee
Cased 1, LLC
Monique Banks, Trustee
Willie T. Raines, Lender

1603 THOMAS ROAD

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

1603 Thomas Road, Fort Washington, MD 20744, 5th (fifth) Election District, described as follows:

All that lot of land and imps 20,000.0000 Sq. Ft & Imps. Friendly Farms Lot 31 Assmt \$307,300 Lib 39736 Fl 207

IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY
IN EQUITY
Case Number: CAE 21-01617

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 1603 Thomas Road, Fort Washington, MD 20744 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding;

All that lot of land and imps 20,000.0000 Sq. Ft & Imps. Friendly Farms Lot 31 Assmt \$307,300 Lib 39736 Fl 207

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

It is thereupon this 3rd day of May, 2021, 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 3rd day of August, 2021, and redeem the property 1603 Thomas Road, Fort Washington, MD 20744 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's 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
139438 (5-13,5-20,5-27)

Karen M. Authement
540 Ritchie Hwy Suite 201
Severna Park, MD 21146
410-777-8646

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS T. MECKLEY, SR.

Notice is given that Elaine P. Meckley, whose address is 3203 Art Hall Lane, Pasadena, MD 21122, was on April 12, 2021 appointed Personal Representative of the estate of Thomas T. Meckley, Sr., who died on March 13, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of October, 2021.

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

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

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

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

ELAINE P. MECKLEY
Personal Representative

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

Estate No. 120320
139473 (5-13,5-20,5-27)

ORDER OF PUBLICATION

James F Truitt, Jr.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093

Plaintiff

v.

4631 Field Office LLC
Craig M Palak, Substitute Trustee
Eaglebank
Small Business Administration
Small Business Administration
Small Business Administration

4631 BALTIMORE AVENUE

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

4631 Baltimore Avenue, Hyattsville, MD 20781, 16th (Sixteenth) Election District, described as follows:

All that lot of land and imps. Parcel A 14,836.0000 Sq.Ft. & Imps. Black Ash Section Assmt \$440,800 Lib 38727 Fl078 and assessed to 4631 Field Office LLC.

IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY
IN EQUITY
Case Number: CAE 21-01609

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 4631 Baltimore Avenue, Hyattsville, MD 20781 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding;

All that lot of land and imps. Parcel A 14,836.0000 Sq.Ft. & Imps. Black Ash Section Assmt \$440,800 Lib 38727 Fl078 and assessed to 4631 Field Office LLC.

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

It is thereupon this 3rd day of May, 2021, 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 3rd day of August, 2021, and redeem the property 4631 Baltimore Avenue, Hyattsville, MD 20781 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's 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
139439 (5-13,5-20,5-27)

Ralph W. Powers, Jr.
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY JEAN CHAPMAN

Notice is given that Gabrielle Chapman, whose address is 12501 Molly Berry Road, Upper Marlboro, MD 20772, was on April 21, 2021 appointed Personal Representative of the estate of Betty Jean Chapman, who died on February 27, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 21st day of October, 2021.

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

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

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

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

GABRIELLE CHAPMAN
Personal Representative

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

Estate No. 120383
139474 (5-13,5-20,5-27)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,
v.

LOUIS B & DAVID R MARSHALL
Manufacturers & Traders Trust Co.
Manufacturers & Traders Trust Co.
First National Bank of Maryland
First National Bank of Maryland
James E. Clarke Et. Al.
James E. Clarke Et. Al.
Group 9 Inc
Group 9 Inc
Group 9 Inc
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
4621 BROMLEY AVE, SUITLAND,
MD 20746-0000, Parcel No. 06-
0618686

ANY UNKNOWN OWNER OF
THE PROPERTY 4621 BROMLEY
AVE, SUITLAND, MD 20746-0000
Parcel No. 06-0618686, the unknown
owner's heirs, devisees, and personal
representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest

Defendants.

**In the Circuit Court for
Prince George's County
Case No.: CAE 21-00265**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
06-0618686 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland
to the plaintiff in this proceeding:

9,285.0000 Sq.Ft. & Imps. Bradbury
Park Lot 28 Blk E Assmt \$275,733
Lib 33964 Fl 238

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

It is thereupon this 26th day of
April, 2021, by the Circuit Court for
Prince Georges County, That notice
be given by the insertion of a copy
of this order in some newspaper
having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in this
Court by the 29th day of June, 2021,
and redeem the property with Parcel
Identification Number 06-0618686
and answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139410 (5-6,5-13,5-20)

LM File: 47-00005-Prime Time
Home Buyers

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 202
Frederick, MD 21701

ORDER OF PUBLICATION

Prime Time Home Buyers,
Plaintiff
vs.

The Forestgate General Partnership,
Prince George's County, Maryland
and all unknown owners of the
property and premises situate in
Prince George's County, Maryland,
described as Plat 5 Outlot A .9800
Acres. Forestgate Blk C Assmt \$4,200
Lib 07485 Fl 001 and being identifi-
ed on the Tax Roll as Account No.
14-1645142, and which may be
known as 10916 Forestgate Pl.,
Glenn Dale, Maryland 20769, the
unknown owner's heirs, devisees,
and personal representatives and
their or any of their heirs, devisees,
executors, administrators, grantees,
assigns, or successors in right, title,
interest, and any and all persons
that have or claim to have any inter-
est in the property and premises sit-
uate in Prince George's County,
Maryland, described as Plat 5 Out-
lot A .9800 Acres. Forestgate Blk C
Assmt \$4,200 Lib 07485 Fl 001 and
being identified on the Tax Roll as
Account No. 14-1645142, and which
may be known as 10916 Forestgate
Pl., Glenn Dale, Maryland 20769,
Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-01622
TAX SALE**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the herein above de-
scribed property sold, either directly
or via assignment, by the Collector
of Taxes for the State of Maryland
and Prince George's County, Mary-
land, to the Plaintiff in the proceed-
ing.

The Complaint states, among
other things, that the amount neces-
sary for the redemption for the sub-
ject property has not been paid,
although more than six (6) months
from the date of the sale have ex-
pired, and more than two (2)
months from the date that the first
of two (2) separate pre-suit Notices
of the tax sale was sent to each re-
quired interested party have ex-
pired.

It is thereupon this 3rd day of
May, 2021, by the Circuit Court for
Prince George's County, Maryland
ORDERED, that notice be given
by the insertion of a copy of this
Order in some newspaper having

general circulation in Prince
George's County, Maryland, once a
week for three (3) consecutive
weeks, on or before the 25th day of
June, 2021, warning all persons hav-
ing or claiming to have any interest
in the property described above to
appear in this Court by the 3rd day
of August, 2021, and redeem their re-
spective property or answer the
Complaint, or thereafter a Final De-
cree will be entered foreclosing all
rights of redemption in and as to the
property, and vesting in the Plaintiff
a title in fee simple or leasehold, free
and clear of all encumbrances.

The Defendants are hereby in-
formed of the latest date to file a
written Answer or Petition to Redeem
the property mentioned in the
Complaint described above, and
that failure to file a response on or
before the date specified may result
in a Default Judgment foreclosing all
rights of redemption in and as to the
property being rendered by this
Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
139447 (5-13,5-20,5-27)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,
v.

WILLIAM J MILLER
WILLIAM J MILLER
WILLIAM J MILLER
WILLIAM J MILLER
London Woods Community Assoc.
ESTATE OF WILLIAM JOSEPH
MILLER SR
ESTATE OF WILLIAM JEFFREY
MILLER
ESTATE OF WILLIAM JEFFREY
MILLER
ESTATE OF WILLIAM JEFFREY
MILLER
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
1107 CASTLEHAVEN CT, CAPI-
TOL HEIGHTS, MD 20743-0000,
Parcel No. 18-2025534

ANY UNKNOWN OWNER OF
THE PROPERTY 1107 CASTLE-
HAVEN CT, CAPITOL HEIGHTS,
MD 20743-0000 Parcel No. 18-
2025534, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest

Defendants.

**In the Circuit Court for
Prince George's County
Case No.: CAE 21-00260**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
18-2025534 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland
to the plaintiff in this proceeding:

1,500.0000 Sq.Ft. & Imps. London
Woods Lot 16-5 Assmt \$164,267 Lib
00000 Fl 000

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

It is thereupon this 26th day of
April, 2021, by the Circuit Court for
Prince Georges County, That notice
be given by the insertion of a copy
of this order in some newspaper
having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in this
Court by the 29th day of June, 2021,
and redeem the property with Parcel
Identification Number 18-2025534
and answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139406 (5-6,5-13,5-20)

LEGALS

MECHANIC'S LIEN SALE

Under and by virtue of Commer-
cial Law, Section 16-207 of the An-
notated Code of Maryland, the
undersigned lienor will sell at pub-
lic auction for storage, repairs, and
other lawful charges:

2007 Mitsubishi Outlander
VIN: SAJWA51A55WE55172

Sale to be held on
**JUNE 15, 2021
AT 11:00 AM**

on the premises of LL Towing &
Recovery at 6655-E Mid Cities
Ave, Beltsville MD 20705.

Terms of Sale-CASH.
Lienor reserves the right to bid.

LL Towing & Recovery
6655-E Mid Cities Ave,
Beltsville MD 20705

139489 (5-20,5-27)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,
v.

ALYSSA LAUREN FREDERICKS
REVOC LIV TRUST
THE ADDISON AT ST PAULS
CONDOMINIUM I
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
1311 KAREN BLVD, CONDO
UNIT: 105, CAPITOL HEIGHTS,
MD 20743-0000, Parcel No. 18-
3864238

ANY UNKNOWN OWNER OF
THE PROPERTY 1311 KAREN
BLVD, CONDO UNIT: 105, CAPI-
TOL HEIGHTS, MD 20743-0000
Parcel No. 18-3864238, the unknown
owner's heirs, devisees, and personal
representatives and their or any
of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest

Defendants.

**In the Circuit Court for
Prince George's County
Case No.: CAE 21-00248**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
18-3864238 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland
to the plaintiff in this proceeding:

1,979.0000 Sq.Ft. & Imps. The Addi-
tion At St Assmt \$87,333 Lib 33241
Fl 487 Unit 105 Bldg 3

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

It is thereupon this 26th day of
April, 2021, by the Circuit Court for
Prince Georges County, That notice
be given by the insertion of a copy
of this order in some newspaper
having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in this
Court by the 29th day of June, 2021,
and redeem the property with Parcel
Identification Number 18-3864238
and answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139398 (5-6,5-13,5-20)

ORDER OF PUBLICATION

Brian Ross
c/o Lucas I. Dansie, Esq.
406 5th Street NW, Lower Level
Washington DC 20001
(202) 783-1597

Plaintiff,
v.

Kalamba Ntambwe, and

Prince George's County, Maryland,
and all unknown owners of the
property described below, their
heirs, devisees and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest
and any and all persons having or claim-
ing to have an interest in the prop-
erty described as:

6103 Modupeola Way
Capitol Heights, MD 20743

and also known as Account Num-
ber 18-3231958,

Defendants,

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-01601**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, sold by the Collector of Taxes
for Prince George's County to the
Plaintiff:

6103 Modupeola Way
Capitol Heights, MD 20743

also known as Account Number: 18-
3231958

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid. It is therefore on this 3rd
day of May, 2021, by the Circuit
Court for Prince George's County,
Maryland,

ORDERED, that notice be given
by the insertion of a copy of this
ORDER in some newspaper having
a general circulation in Prince
George's County once a week for
three (3) successive weeks, warning
all persons interested in the prop-
erty to appear in this Court by the
3rd day of August, 2021, and re-
deem the property and answer the
Complaint, or thereafter a Final
Judgment will be entered foreclosing
all rights of redemption in the
property, and vesting in the Plaintiff
a title, free and clear of all encum-
brances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139437 (5-13,5-20,5-27)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,
v.

JAMES G & JANET MCMICHAEL
JAMES G & JANET MCMICHAEL
ESTATE OF JANET MCMICHAEL
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
5402 76TH AVE, HYATTSVILLE,
MD 20784-0000, Parcel No. 20-
2224921

ANY UNKNOWN OWNER OF
THE PROPERTY 5402 76TH AVE,
HYATTSVILLE, MD 20784-0000
Parcel No. 20-2224921, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest

Defendants.

**In the Circuit Court for
Prince George's County
Case No.: CAE 21-00247**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
20-2224921 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland
to the plaintiff in this proceeding:

Estates 6,533.0000 Sq.Ft. & Imps.
West Lanham Lot 12 Blk A Assmt
\$282,433 Lib 04420 Fl 130

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

It is thereupon this 26th day of
April, 2021, by the Circuit Court for
Prince Georges County, That notice
be given by the insertion of a copy
of this order in some newspaper
having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in this
Court by the 29th day of June, 2021,
and redeem the property with Parcel
Identification Number 20-2224921
and answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139397 (5-6,5-13,5-20)

ORDER OF PUBLICATION

FAYETTEVILLE PROPERTIES,
INC.
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND
21146

Plaintiff

v.

CHEVERLY MEWS, LLC

SERVE ON: ROY LITTLEJOHN,
RESIDENT AGENT & SOLE MEM-
BER
7080 31ST STREET NW
WASHINGTON DC 20015

SERVE ON: ROY LITTLEJOHN,
RESIDENT AGENT & SOLE MEM-
BER
1311 MORNINGSIDE DRIVE
SILVER SPRING, MD 20904

Defendants

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

0 HUSKWOOD AVE (x5738)
CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY
MARYLAND
SERVE ON: RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE
4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE
PROPERTY:

0 HUSKWOOD AVE (x5738)
CAPITOL HEIGHTS, MD 20743

The unknown owner's heirs, de-
visees, and Personal Representa-
tives and their or any of their heirs,
devisees, executors, administrators,
grantees, assigns, or successors in
right, title and interest

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Case No.:
CAE 21-02701**

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

All that property in Prince

George's County described as:
Lots 35,36,37, 38 & 39,
12,500.0000 Sq.Ft., Englewood
Blk 5, Assmt \$17,500, Lib
15897 Fl 582, tax account no
18-1985738, and assessed to
Cheverly Mews, LLC.

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

It is thereupon this 10th day of
May, 2021, by the Circuit Court for
Prince George's County:
ORDERED, That notice be given by
the insertion of a copy of this Order
in some newspaper having a general
circulation in Prince George's
County once a week for three (3)
successive weeks on or before the
4th day of June, 2021, warning all
persons interested in the property to
appear in this Court by the 13th day
of July, 2021, and redeem the prop-
erty described above and answer the
Complaint or thereafter a Final Judg-
ment will be entered foreclosing all
rights of redemption in the property,
and vesting in the Plaintiff a title,
free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139515 (5-20,5-27,6-3)

ORDER OF PUBLICATION

FAYETTEVILLE PROPERTIES,
INC.
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND
21146

Plaintiff

v.

WILBERT G. TRUSTY, SR., PER-
SONAL REPRESENTATIVE OF
THE ESTATE OF HARRY TRUSTY

SERVE ON: SHERMAN TRUSTY,
PERSONAL REPRESENTATIVE OF
THE ESTATE OF WILBERT G.
TRUSTY, SR.
5513 GROVELAND AVENUE
BALTIMORE, MD 21216

SERVE AT: 1322 HUSKWOOD AV-
ENUE
CAPITOL HEIGHTS, MD 20743

SERVE AT: 825 46TH STREET NE
WASHINGTON DC 20019

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

1322 HUSKWOOD AVENUE
CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY
MARYLAND
SERVE ON: RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE
4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE
PROPERTY:

1322 HUSKWOOD AVENUE
CAPITOL HEIGHTS, MD 20743

The unknown owner's heirs, de-
visees, and Personal Representa-
tives and their or any of their heirs,
devisees, executors, administrators,
grantees, assigns, or successors in
right, title and interest

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Case No.:
CAE 21-02702**

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

All that property in Prince
George's County described as:
Lots 21,22, 9,150.0000
Sq.Ft., Englewood Blk 5,
Assmt \$8,800, Lib 15897 Fl
582, tax account no 18-
2108918, and assessed to
Harry Trusty.

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

It is thereupon this 10th day of
May, 2021, by the Circuit Court for
Prince George's County:

ORDERED, That notice be given
by the insertion of a copy of this
Order in some newspaper having a
general circulation in Prince
George's County once a week for
three (3) successive weeks on or be-
fore the 4th day of June, 2021, warn-
ing all persons interested in the
property to appear in this Court by
the 13th day of July, 2021, and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139516 (5-20,5-27,6-3)

LEGALS

ORDER OF PUBLICATION

KIERAN FERGUSON
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND
21146

Plaintiff

LEGALS

ORDER OF PUBLICATION

NOAH HARPER
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

DAVID ARISPE VEIZAGA
Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1205095, PT PAR 115 (67 2F DFR ST OF MD RW 38 & L18269 F10 4 2004) 25,692 SQ.FT. ASSMT \$62,100 MAP 096 GRID F2 PAR 115 LIB 41798 FL 534 and assessed to VEIZAGA DAVID ARISPE.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 21-00494

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

Prince George's County, described as follows: Tax Account No 1205095, PT PAR 115 (67 2F DFR ST OF MD RW 38 & L18269 F10 4 2004) 25,692 SQ.FT. ASSMT \$62,100 MAP 096 GRID F2 PAR 115 LIB 41798 FL 534 and assessed to VEIZAGA DAVID ARISPE.

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 25th day of June, 2021, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139443 (5-13,5-20,5-27)

LEGALS

ORDER OF PUBLICATION

ISALAH GLENN
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND
21146

PLAINTIFF

v.

GERARD F. MILES, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF BEVERLY M. DALEY
SERVE AT: EXECUTIVE PLAZA III, SUITE 905
11350 MCCORMICK ROAD
HUNT VALLEY, MD 21031

AND

STATE OF MARYLAND
SERVE ON: BRIAN FROSH, ATTORNEY GENERAL
200 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

AND

MARYLAND DEPARTMENT OF HEALTH
SERVE ON: DENNIS R. SCHRADER, ACTING SECRETARY
201 W. PRESETON STREET
BALTIMORE, MD 21201-2399

AND

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

5502 59TH AVENUE
RIVERDALE, MD 20737

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

5502 59TH AVENUE
RIVERDALE, MD 20737

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

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-01619

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

All that property in Prince George's County described as: 4,214.0000 Sq.Ft. & Imps. Templeton Knolls, Lot24 Blk A, Assmt \$203,967, Lib 04784 F1 495, tax account no. 19-2157477, Deed ref. 4784/495 and assessed to Beverly M. Daley.

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

It is thereupon this 3rd day of May, 2021, 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 on or before the 25th day of June, 2021, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139441 (5-13,5-20,5-27)

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on June 24, 2021 and will be heard on August 24, 2021. Those licenses are:

Class B, Beer and Wine – 17 BW 29, 17 BW 30, 17 BW 31

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, June 2, 2021 at 7:00 p.m. and June 9, 2021 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
May 6, 2021
139463 (5-13,5-20)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

MAY 25, 2021

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

TRANSFER OF LOCATION

Baljinder Singh, Managing Member, for a Class A, Beer, Wine and Liquor for the use of Burke Liquors Limited Liability Company, *t/a Chillum Wine & Spirits*, 5813 Eastern Avenue, Hyattsville, 20782 transfer from Burke's Liquors, LLC, *t/a Burke's Liquors*, 7541 Landover Road, Landover, 20782, Geetika Sharma, Member/Authorized Person.

TRANSFER

Luis R. Villatoro, President/Secretary/Treasurer, for a Class D, Beer and Wine for the use of Sabor Latino Restaurant, Inc., *t/a Sabor Latino*, 2338 University Blvd East, Hyattsville, 20783, transfer from Sabor Latino Restaurant, Inc., *t/a Sabor Latino*, 2338 University Blvd East, Hyattsville, 20783, Edwin Ramirez, *P r e s i d e n t / S e c r e t a r y / T r e a s u r e r*.

NEW- CLASS B (BLX), BEER, WINE AND LIQUOR

Neville Nugent, Owner, for a Class B (BLX), Beer, Wine and Liquor for the use of Foodie Vision, LLC, *t/a Mad Cow Grill 2*, 15904 G Crain Highway, Brandywine, 20613.

NEW- CLASS B, BEER AND

WINE

Tanetta Nicole Merritt, Member/ Authorized Person, for a Class B, Beer and Wine for the use of Greater3, LLC, *t/a Burgers@*, 4531 Telfair Blvd, Suite 108, Camp Springs, 20746.

Richard Fray, CEO, Angela Fray, CMO/Secretary, for a Class B, Beer and Wine for the use of Fray Development Incorporated, *t/a Dat Jerk Caribbean Chargrill Glenarden*, 9101Woodmore Town Center #322, Glenarden, 20706.

NEW- CLASS C, CLE, BEER, WINE AND LIQUOR

James Riley, Chairman, for a Class C, Beer, Wine and Liquor for the use of Veterans Cigar Club, Inc., *t/a Veterans Cigar Club*, 6409 Old Alexandria Ferry Road, Clinton, 20735.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, May 25, 2021. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
May 6, 2021
139464 (5-13,5-20)

ORDER OF PUBLICATION

NOAH HARPER
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

vs.

UV PROPERTIES LLC
GCA EQUITY PARTNERS PR LLC,
TRUSTEE OF THE GCA EQUITY PARTNERS PR LLC
TRUST-PHEASANT RIDGE
GCA EQUITY PARTNERS PR LLC
TRUSTEE OF THE GCA EQUITY PARTNERS PR LLC TRUST-PHEASANT RIDGE #1B
SECURED REAL ESTATE INCOME FUND I LLC
Wanda W Debord
Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3947736, 20,010 SQ.FT. & IMPS. WEST WOODS LOT 5; ASSMT \$80,500 LIB 35193 FL 307; ASSESSED TO UV PROPERTIES LLC.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 21-00495

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

Prince George's County, described as follows: Tax Account No 3947736, 20,010 SQ.FT. & IMPS. WEST WOODS LOT 5; ASSMT \$80,500 LIB 35193 FL 307; ASSESSED TO UV PROPERTIES LLC.

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 25th day of June, 2021, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139444 (5-13,5-20,5-27)



COTTAGE CITY COMMISSION

FAIR SUMMARY OF ORDINANCE 2021-02

This is to give notice that on June 9, 2021, the Cottage City Commission will adopt Ordinance 2021-02, to be effective July 1, 2021.

Ordinance 2021-02 adopts a budget and levies town property taxes for the 2021-2022 fiscal year for Cottage City. The revenues and expenditures are \$2,154,343.

Ordinance 2021-02 is available for inspection by the public at Town Hall, 3820 40TH AVENUE, Cottage City, Maryland 20722, during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday.

COTTAGE CITY COMMISSION

BY: CONSUELLA BARBOUR, TOWN MANAGER

139529 (5-20)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

SOLOMON P HAMILTON III
Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2845667, PT LOT 2 (776. 87SF DFR PGCO RDS/5 HERIFF/10) R/W CSE#1478; 2,548 SQ.FT. & IMPS. WEST FAIRMOUNT BLK 11; ASSMT \$126,367 LIB 30202 FL 316 AND ASSESSED TO HAMILTON SOLOMON P III.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 21-00493

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

Prince George's County, described as follows: Tax Account No 2845667, PT LOT 2 (776. 87SF DFR PGCO RDS/5 HERIFF/10) R/W CSE#1478; 2,548 SQ.FT. & IMPS. WEST FAIRMOUNT BLK 11; ASSMT \$126,367 LIB 30202 FL 316 AND ASSESSED TO HAMILTON SOLOMON P III.

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 25th day of June, 2021, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139442 (5-13,5-20,5-27)

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

LEGALS

LM File: 219-00005-Mohseni

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 202
Frederick, MD 21701

ORDER OF PUBLICATION

Ahmad Imants Shokouhi Mohseni,
Plaintiff

vs.

Pearl P. Hawkins, Prince George's County, Maryland and all unknown owners of the property described below, all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, Maryland, known as Vacant lot on Allentown Rd, Temple Hills, Maryland 20748 and described as Allen Town -re Searched 05- (lac Per Sur 06 Trs) 4.3100 Acres and being identified on the Tax Roll as Account No. 06-0440107,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-00514 TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland, to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Maryland

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of June, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 3rd day of August, 2021, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
139445 (5-13,5-20,5-27)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LINDA LEE BROWN

Notice is given that Pamela W. Gray, whose address is 6209 Arbutus Lane, Clinton, MD 20735, was on April 26, 2021 appointed Personal Representative of the estate of Linda Lee Brown, who died on February 26, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 26th day of October, 2021.

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

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

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

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

PAMELA W. GRAY
Personal Representative

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

Estate No. 120430
139478 (5-13,5-20,5-27)

LM File: 219-00004-Mohseni

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 202
Frederick, MD 21701

ORDER OF PUBLICATION

Ahmad Imants Shokouhi Mohseni,
Plaintiff

vs.

Cora D. Neelon, Gail E. Neelon, Prince George's County, Maryland and all unknown owners of the property described below, all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, Maryland, known as 7258 Joplin St, Capitol Heights, Maryland 20743 and described as 4,200.0000 Sq.Ft. & Imps. Holly Park Lot 29 Blk E and being identified on the Tax Roll as Account No. 18-2071769,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-00515 TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland, to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Maryland

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of June, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 3rd day of August, 2021, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
139446 (5-13,5-20,5-27)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

or

Fax (301) 627-6260

*We are all in this
together!*

Proudly Serving Prince George's County Since 1932

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

ROSA L JEFFERSON LIVING TRUST
ROSA L JEFFERSON REV LIVING TRUST
ROSA L JEFFERSON REV LIVING TRUST
ROSA L JEFFERSON REV LIVING TRUST
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3302 25TH AVE, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0534529

ANY UNKNOWN OWNER OF THE PROPERTY 3302 25TH AVE, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0534529, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00262

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0534529 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,478.0000 Sq.Ft. & Imps. Hillcrest Estates Lot 2 Blk T Assmt \$201,667 Lib 17599 FI 353

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number 06-0534529 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139407 (5-6,5-13,5-20)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

SKIN IN THE GAME LLC
Monument Bank
Monument Bank
Jeffrey Levin and Joel S Aronson
Prince Georges County
Occupant
Unknown Owners

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

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

In the Circuit Court for Prince George's County
Case No.: CAE 21-00250

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

Lots 57.58 6,250.0000 Sq.Ft. & Imps. Fairmount Heights Blk D Assmt \$199,167 Lib 36282 FI 178

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number 18-2108413 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139399 (5-6,5-13,5-20)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

ADDIE M & JAMES M WADDY JR
Standard Federal Savings Bank
Standard Federal Savings Bank
Standard Federal Savings Bank
S. ROBERT PUMPHREY AND
ROBERT L. NICHOLS
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 402 69TH PL, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2116085

ANY UNKNOWN OWNER OF THE PROPERTY 402 69TH PL, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2116085, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00251

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

5,000.0000 Sq.Ft. & Imps. Seat Pleasant Heig Lot 121 Blk QUE Assmt \$204,367 Lib 04719 FI 547

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number 18-2116085 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139400 (5-6,5-13,5-20)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

CHARLES & THERESA KELLY
ESTATE OF THERESA M KELLY
ESTATE OF CHARLES EDWARD KELLY
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 805 57TH PL, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2055804

ANY UNKNOWN OWNER OF THE PROPERTY 805 57TH PL, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2055804, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00256

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2055804 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 17 & 18 6,250.0000 Sq.Ft. & Imps. West Fairmount Blk 4 Assmt \$201,567 Lib 03113 FI 281

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number 18-2055804 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139403 (5-6,5-13,5-20)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

HEARTHSTONE DEVELOPMENT LLC
HEARTHSTONE DEVELOPMENT LLC
HEARTHSTONE DEVELOPMENT LLC
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1811 61ST AVE, LANDOVER, MD 20785-0000, Parcel No. 18-2098804

ANY UNKNOWN OWNER OF THE PROPERTY 1811 61ST AVE, LANDOVER, MD 20785-0000 Parcel No. 18-2098804, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00253

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2098804 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,050.0000 Sq.Ft. & Imps. Cheverly Lot 15 Blk E Assmt \$270,033 Lib 41251 FI 512

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number 18-2098804 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139401 (5-6,5-13,5-20)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

EQUITY HOLDINGS
INTERNATIONAL LLC
EQUITY HOLDINGS
INTERNATIONAL LLC
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1202 NYE ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2079374

ANY UNKNOWN OWNER OF THE PROPERTY 1202 NYE ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2079374, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00258

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2079374 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,000.0000 Sq.Ft. & Imps. Chapel Oaks Lot 11 Blk E Assmt \$152,300 Lib 37266 FI 217

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number 18-2079374 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139404 (5-6,5-13,5-20)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

BENJAMIN J & EVA M NELSON
Bank of America NA
Bank of America NA
Prlap, Inc.
Prlap, Inc.
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1600 KINLEWOOD AVE, LANDOVER, MD 20785-0000, Parcel No. 18-2097350

ANY UNKNOWN OWNER OF THE PROPERTY 1600 KINLEWOOD AVE, LANDOVER, MD 20785-0000 Parcel No. 18-2097350, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00254

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2097350 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8,787.0000 Sq.Ft. & Imps. Englewood Lot 45 Blk B Assmt \$152,500 Lib 05342 FI 305

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number 18-2097350 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139402 (5-6,5-13,5-20)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

ARMANDO MORALES & AMANDA KATES
ARMANDO MORALES & AMANDA KATES
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5412 ABDUL ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2038263

ANY UNKNOWN OWNER OF THE PROPERTY 5412 ABDUL ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2038263, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00259

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2038263 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 34.35, 7,850.0000 Sq.Ft. & Imps. Capitol Heights Blk 27 Assmt \$117,000 Lib 33998 FI 360

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number 18-2038263 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139405 (5-6,5-13,5-20)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

MICHAEL & EVELINE STUBBS
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3301 30TH AVE, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0619932

ANY UNKNOWN OWNER OF THE PROPERTY 3301 30TH AVE, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0619932, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00263

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0619932 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,369.0000 Sq.Ft. & Imps. Hillcrest Gardens Lot 15 Blk 10 Assmt \$174,300 Lib 35137 FI 541

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number 06-0619932 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139408 (5-6,5-13,5-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**129 JOYCETON WAY
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated October 20, 2003, recorded in Liber 18322, Folio 603 among the Land Records of Prince George's County, MD, with an original principal balance of \$148,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 8, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 340811-1)

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

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

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838
www.alexcooper.com

139530 (5-20,5-27,6-3)

LEGALS

File No. 19-PG-JF-1096

ORDER OF PUBLICATION

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

Plaintiff

vs.
Beverly Ann Poston, and
Prince George's County, Maryland

And

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

4615 Red Hawk Terrace
Bladensburg, MD 20710

Legal Description: Unit Numbered 4615, Building 11 in Phase Three III, Hamlet Woods, a Condominium
Account ID: 02-2937829
Deed Ref.: 37895/146
Assessed to: Poston, Beverly Ann,

Defendants

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

Case Number: CAE 21-01637

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

4615 Red Hawk Terrace,
Bladensburg, MD 20710

Legal Description: Unit Numbered 4615, Building 11 in Phase Three III, Hamlet Woods, a Condominium
Account ID: 02-2937829
Deed Ref.: 37895/146
Assessed to: Poston, Beverly Ann

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139527 (5-20,5-27,6-3)

LEGALS

NOTICE

IN THE MATTER OF:
Jerome Fernando Smith

FOR THE CHANGE OF NAME TO:
Jasmine Monet Smith

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-04836

A Petition has been filed to change the name of Jerome Fernando Smith to Jasmine Monet Smith.

The latest day by which an objection to the Petition may be filed is the June 8, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139502 (5-20)

NOTICE

IN THE MATTER OF:
Renee Marshall Lawson

FOR THE CHANGE OF NAME TO:
Renee Marshall

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-04780

A Petition has been filed to change the name of Renee Marshall Lawson to Renee Marshall.

The latest day by which an objection to the Petition may be filed is the June 8, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139503 (5-20)

NOTICE

IN THE MATTER OF:
Temeka Sherelle Bailey

FOR THE CHANGE OF NAME TO:
Temeka Sherelle Parker

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-04649

A Petition has been filed to change the name of Temeka Sherelle Bailey to Temeka Sherelle Parker.

The latest day by which an objection to the Petition may be filed is the June 8, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139504 (5-20)

LEGALS

ORDER OF PUBLICATION

Alexander Zakharin
25 Hooks Ln Ste 202
Pikesville, MD 21208

Plaintiff

vs.

Christian Fire Assembly, Inc.,
S/O Jeffrey G. Rogers, Resident Agent
14204 Christian Street
Upper Marlboro, MD 20772

and

Sandy Spring Bank
S/O RA Daniel J Schrider
17801 Georgia Avenue
Olney, MD 20832

and

Steven E Anderson, Trustee
17801 Georgia Avenue
Olney, MD 20832

and

Barbara Nixon, Trustee
17801 Georgia Avenue
Olney, MD 20832

and

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

and

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

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 14009 Old Chapel Road and described as 17,883.000 Sq. Ft Lancaster Estates Lot 2 Block A Being known as District 14 Account Number: 1675677, on the Tax Roll of the Director of Finance.

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAE 21-00531

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 14009 Old Chapel Road in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 14009 Old Chapel Road and described as 17,883.0000 Sq. Ft. Lancaster Estates lot 2 Block A Being known as District 14 Account Number: 1675677, on the Tax Roll of the Director of Finance.

The complaint states among other things that the amount necessary for redemption has not been paid. It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
139458 (5-13,5-20,5-27)

LEGALS

NOTICE

IN THE MATTER OF:
Karen Susanne Suvankham

FOR THE CHANGE OF NAME TO:
Karilyn Susanne Suvankham

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-04840

A Petition has been filed to change the name of Karen Susanne Suvankham to Karilyn Susanne Suvankham.

The latest day by which an objection to the Petition may be filed is the June 8, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139501 (5-20)

File: 2020-10241-4661

LAW OFFICE OF JOHN E. REID,
PLLC
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, D.C. 20015

ORDER OF PUBLICATION

Lexicon Government Services, LLC,
Plaintiff

vs.

Ikechukwu Agbim, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 3605805; situate in District 14 of Prince George's County, Maryland, known as 13201 Zircon Dr., Bowie, MD 20720, and described as 21,077.0000 Sq.Ft. Highbridge Lot 1 on the Tax Roll of the Director of Finance,

Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-01630
TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland, to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Maryland

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of June, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 3rd day of August, 2021, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
139448 (5-13,5-20,5-27)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
KUM TO JACOBS

Notice is given that Hee Ja Pak, whose address is 8571 Springfield Oaks Drive, Springfield, VA 22153, was on March 25, 2021 appointed Personal Representative of the estate of Kum To Jacobs who died on February 23, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of September, 2021.

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

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

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

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

HEE JA PAK
Personal Representative

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

Estate No. 119939
139485 (5-13,5-20,5-27)

LEGALS

ORDER OF PUBLICATION

JAMES SCHNEIDER
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

vs.

HOSANNA WORSHIP CHURCH OF CHRIST MINISTRIES, INC.
FKA STRAIGHT WAY CHURCH OF CHRIST APOSTOLIC, INC.
(FORFEITED)

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY,
MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 0 Kenilworth Ave
Account Number: 020158246
Description: 5,737.0000 Sq.Ft. Beaver Heights Blk B
Assmt: 55,000
Liber/Folio: 5161/150
Assessed To: Hosanna Worship Church of Christ Ministries, Inc.

In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 21-00517

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

Property Address: 0 Kenilworth Ave
Account Number: 020158246
Description: 5,737.0000 Sq.Ft. Beaver Heights Blk B
Assmt: 55,000
Liber/Folio: 5161/150
Assessed To: Hosanna Worship Church of Christ Ministries, Inc.

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County;
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 25th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of August, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139449 (5-13,5-20,5-27)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
KATHERINE ANN AGRE

Notice is given that Robert J. Agre, whose address is 12321 Flamingo Lane, Bowie, Maryland 20715, was on April 22, 2021 appointed Personal Representative of the estate of Katherine Ann Agre who died on March 6, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of October, 2021.

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

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

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

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

ROBERT J. AGRE
Personal Representative

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

Estate No. 119823
139486 (5-13,5-20,5-27)

ORDER OF PUBLICATION

TED CHORVINSKY
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

vs.

MAJESTIC HOMES, INC.

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY,
MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 0 Sarah Landing Dr, Cheltenham, MD 20623
Account Number: 11 2754711
Description: Parcel A 77,477.0000 Sq. Ft. Camden Estates Blk B
Assmt: \$4,400
Liber/Folio: 7976/240
Assessed To: Majestic Homes, Inc.

In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 21-00518

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

Property Address: 0 Sarah Landing Dr, Cheltenham, MD 20623
Account Number: 11 2754711
Description: Parcel A 77,477.0000 Sq. Ft. Camden Estates Blk B
Assmt: \$4,400
Liber/Folio: 7976/240
Assessed To: Majestic Homes, Inc.

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County;
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 25th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of August, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139450 (5-13,5-20,5-27)

Ralph W. Powers, Jr.
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GODOFREDO TINIO, JR.

Notice is given that Godofredo J. Tinio, III, whose address is 13716 Bold Venture Drive, Glenda, MD 21737, was on March 31, 2021 appointed Personal Representative of the estate of Godofredo Tinio, Jr., who died on December 29, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 30th day of September, 2021.

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

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

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

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

GODOFREDO J. TINIO, III
Personal Representative

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

Estate No. 120126
139475 (5-13,5-20,5-27)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1314 RING BILL LOOP
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Leaph Drake, dated November 13, 2006 and recorded in Liber 26784, Folio 078 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$82,000.00, and an original interest rate of 12.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **MAY 25, 2021 AT 11:30AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$8,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

139412 (5-6,5-13,5-20)

LEGALS

COUNTY COUNCIL HEARINGS

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

MONDAY, MAY 24, 2021

**VIRTUAL MEETING
VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>**

11:30 A.M.

Notice is hereby given that on Monday May 24, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-046-2021 - A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving certain multiyear contracts in accordance with the Prince George's County Charter and Subtitle 10 of the Prince George's County Code.

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency - COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

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

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND**
Calvin S. Hawkins, II, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

139462 (5-13,5-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**903 FALCON DR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated December 10, 2007, recorded in Liber 29111, Folio 622 among the Land Records of Prince George's County, MD, with an original principal balance of \$378,250.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 2021 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 141630-1)

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

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

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838
www.alexcooper.com

139461 (5-13,5-20,5-27)

LEGALS

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

**In The Estate Of:
WILLIAM GERBER TRAPP, JR.
Estate No.: 116898**

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 and for the appointment of a personal representative.

A VIRTUAL hearing will be held **July 14, 2021, at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139540 (5-20,5-27)

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

**In The Estate Of:
VIRGINIA GARVIN
Estate No.: 119100**

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 and for the appointment of a personal representative.

A VIRTUAL hearing will be held **July 14, 2021, at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139541 (5-20,5-27)

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

**In The Estate Of:
ELRETA EDMONDS
Estate No.: 119067**

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 and for the appointment of a personal representative.

A VIRTUAL hearing will be held **July 14, 2021, at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139542 (5-20,5-27)

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

**In The Estate Of:
LOUIS E. HANKINS
Estate No.: 103434**

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 and for the appointment of a personal representative.

A VIRTUAL hearing will be held **July 12, 2021, at 11:00 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139543 (5-20,5-27)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**17205 SUMMERWOOD LANE
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Thornell Johnson, dated April 30, 2007 and recorded in Liber 27874, Folio 726 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$558,714.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **JUNE 8, 2021 AT 11:30AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

139493 (5-20,5-27,6-3)

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

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

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

You must reclaim these vehicles by: **06/02/2021**

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**

2012 KIA	OPTIMA	5XXGN4A78CG058167
2005 HONDA	CIVIC	2HGES15575H518301
2008 CHEVROLET EXPRESS	G3500 MD A249223	1GAHG39K881164017
2008 CHRYSLER	PACIFICA	2A8GF68X58R100588
2007 CHEVROLET	SILVERADO	1GCEK19XZ7Z153935
1989 OLDSMOBILE	DELTA 88	1G3HY54C1K1837317
1999 FREIGHTLINER	CC CONVENTIONAL	1FUYSYB0XL984648
2004 FORD	ESCAPE	1FMYU92194KA18116
2006 HONDA	PILOT	2HKYF18686H546590
2007 HYUNDAI	TURBON	KMHMH66D57U259067
2003 KIA	SORENTO	KNDJD733X35157145
2008 SCION	TC	JTKDE167580224026
2005 PONTIAC	GRAND AM VA UHF8580	1G2NE52F55M254863
2004 VOLKSWAGEN	JETTA	3VWWSK69M14M108560
2015 CHEVROLET	SONIC	1G1JA5H5F4192804

CHARLEY'S CRANE SERVICE

**8913 OLD ARDMORE RD
LANDOVER, MD 207850
301-773-7670**

2007 VOLKSWAGEN	RABBIT	VWVWDR91K17W201070
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JD TOWING

**2817 RITCHIE RD
FORESTVILLE, MD 20747
301-967-0739**

2003 CHRYSLER	TOWN & COUNTRY	2C4GP54L03R225041
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MCDONALD TOWING

**2917 52ND AVENUE
HYATTSVILLE MD 20781
301-864-4133**

2002 HYUNDAI	SANTA FE VA	UZU4847 KM8SC13D32U152835
2003 FORD	MUSTANG	1FA1FP4413F402434

139551 (5-20)

The Prince George's Post

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LEGALS

ORDER OF PUBLICATION

Alexander Zakharin
 25 Hooks Ln Ste 202
 Pikesville, MD 21208

Plaintiff

v.

Grace Messiah Church
 S/O Musa Brima, Resident Agent
 7703 Alloway Lane
 Beltsville, MD 20705

and

The Columbia Bank
 S/O John A Scaldara, Jr., RA
 7168 Columbia Gateway Drive
 Columbia, MD 21046

and

Mark Mullican, Trustee
 9151 Baltimore National Pike
 Ellicott City, MD 21042

and

John A. Scaldara Jr., Trustee
 7168 Columbia Gateway Drive
 Columbia, MD 21046

and

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

and

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

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-00503

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 11531 Prospect Hill Road in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 11531 Prospect Hill Road and described as 3.9900 Acres map 036 Grid D2 Par 323 Being known as District 14 Account Number: 1700376, on the Tax Roll of the Director of Finance.

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
 Clerk of the Circuit Court for Prince George's County, Maryland
 True Copy—Test:
 Mahasin El Amin, Clerk
 139453 (5-13,5-20,5-27)

ORDER OF PUBLICATION

Alexander Zakharin
 25 Hooks Ln Ste 202
 Pikesville, MD 21208

Plaintiff

v.

Forestville Road, LLC
 S/O Franklin Himmelfarb, RA
 12722 Saddlebrook Ave
 Silver Spring, MD 20906

and

Community Bank of The Chesapeake, S/1/1
 Community Bank of Tri-County
 S/O RA Shelley Mascaro
 3035 Leonardtown Road
 Waldorf, MD 20602

and

Gregory C. Cockerham, Trustee
 PO Box 38
 3035 Leonardtown Road
 Waldorf, MD 20604

and

State of Maryland
 S/O Brian Frosh, Attorney General
 200 St. Paul Place

Baltimore, MD 21202

and

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

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 3715 Forestville Road and described as 21,600.0000 Sq Ft Map 089 Grid F2 Par 042 Being Known as District 06 Account Number: 0478818, on the Tax Roll of the Director of Finance.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-00506

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 3715 Forestville Road in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 3715 Forestville Road and described as 21,600.0000 Sq. Ft Map 089 Grid F2 Par 042 Being Known as District 06 Account Number: 0478818, on the Tax Roll of the Director of Finance.

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
 Clerk of the Circuit Court for Prince George's County, Maryland
 True Copy—Test:
 Mahasin El Amin, Clerk
 139456 (5-13,5-20,5-27)

ORDER OF PUBLICATION

Alexander Zakharin
 25 Hooks Ln Ste 202
 Pikesville, MD 21208

Plaintiff

v.

Raul P. Lucero
 5010 Tecumseh St
 College Park, MD 20740

and

Lourdes Lucero
 2010 Tecumseh St
 College Park, MD 20740

and

Harry E Stello
 6425 Adelphi Road
 Hyattsville, MD 20782

and

Janet B Stello
 6425 Adelphi Road
 Hyattsville, MD 20782

and

Carlton M Green, Trustee
 7309 Baltimore Avenue - #115
 College Park, MD 20740

and

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

and

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

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince

LEGALS

George's County, known as 4916 Tecumseh Street and described as Lot 4 Half 5 12,909.0000 Sq Ft & Imps. West Berwyn Block C Being Known as District 21 Account Number: 2400620, on the Tax Roll of the Director of Finance.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-00500

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 4916 Tecumseh Street in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 4916 Tecumseh Street and described as Lot 4 Half 5 19,909.0000 Sq Ft & Imps. West Berwyn Block C Being known as District 21 Account Number: 2400620, on the Tax Roll of the Director of Finance.

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
 Clerk of the Circuit Court for Prince George's County, Maryland
 True Copy—Test:
 Mahasin El Amin, Clerk
 139452 (5-13,5-20,5-27)

ORDER OF PUBLICATION

Alexander Zakharin
 25 Hooks Ln Ste 202
 Pikesville, MD 21208

Plaintiff

v.

HPW Properties, LLC
 S/O National Registered Agents, Inc, RA
 11 E Chase Street 9E
 Baltimore, MD 21202

and

Ofrasdi MGMT, LLC
 S/O Resident Agent or Other Authorized Person
 2405 Ash Leaf Lane
 Flower Mound, TX 75022

and

Ogega Bw'Omete, Trustee
 2405 Ash Leaf Lane
 Flower Mound, TX 75022

and

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

and

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

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 12311 Wheeling Avenue and described as 14,260.0000 Sq. Ft. Brandywine Country Lot 2 Block 24 Being known as District 15 Account Number: 1769421, on the Tax Roll of the Director of Finance.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-00507

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 12311 Wheeling Avenue in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 12311 Wheeling Avenue and described as 14,260.0000 Sq. Ft Brandywine Country Lot 2 Block 24 Being known as District 15 Account Number: 1769421, on the Tax Roll of the Director of Finance.

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for

Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
 Mahasin El Amin, Clerk
 139457 (5-13,5-20,5-27)

LEGALS

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

P.O. Box 1729
 Upper Marlboro, Maryland 20773

**In The Estate Of:
 JUDITH A. STEVENS
 Estate No.: 115120**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Orhan K. Omer for judicial probate and for the appointment of a personal representative.

A VIRTUAL hearing will be held **July 8, 2021, at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139534 (5-20,5-27)

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

P.O. Box 1729
 Upper Marlboro, Maryland 20773

**In The Estate Of:
 FREDERICK HENRY GRAY
 Estate No.: 116054**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Bonnetta Wilson for judicial probate and for the appointment of a personal representative.

A VIRTUAL hearing will be held **June 30, 2021, at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139535 (5-20,5-27)

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

P.O. Box 1729
 Upper Marlboro, Maryland 20773

**In The Estate Of:
 GREGORY FRAZIER
 Estate No.: 118558**

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 and for the appointment of a personal representative.

A VIRTUAL hearing will be held **July 20, 2021, at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139536 (5-20,5-27)

THE PRINCE GEORGE'S POST

Call

301-627-0900

Fax

301-627-6260

SUBSCRIBE

TODAY!

LEGALS

File No. 19-PG-JF-1072

ORDER OF PUBLICATION

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

Plaintiff

vs.

Gregory Nathaniel Newberry, and
Terrance A. Knight, and
James Benny Knight, and
Brookside Park Condominium, Inc.,
and
Prince George's County, Maryland

And

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

582 Wilson Bridge Drive, Unit B-1
Oxon Hill, MD 20745

Legal Description: CONDOMINIUM
BLDG 21 UNIT 6783 B-1
Account ID: 12-1319961
Deed Ref.: 35713/280
Assessed to: Gregory Nathaniel
Newberry, Terrance A. Knight, and
James Benny Knight,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
Case Number: CAE 21-01631**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

582 Wilson Bridge Drive, Unit B-1
Oxon Hill, MD 20745

Legal Description: CONDOMINIUM
BLDG 21 UNIT 6783 B-1
Account ID: 12-1319961
Deed Ref.: 35713/280
Assessed to: Gregory Nathaniel
Newberry, Terrance A. Knight, and
James Benny Knight

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139521 (5-20,5-27,6-3)

File No. 19-PG-JF-1081

ORDER OF PUBLICATION

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

Plaintiff

vs.

Oxon Hill Holdings 2 LLC, a District of Columbia Limited Liability Company, and
Kuei-Yin Chang Liu, Lender, and
Lawrence Tucker, Trustee, and
Brookside Park Condominium, Inc.,
and
Prince George's County, Maryland

And

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

551 Wilson Bridge Drive, Unit C-1
Oxon Hill, MD 20745

Legal Description: BLDG 2 UNIT
6750 C-1
Account ID: 12-1314970
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
Case Number: CAE 21-01631**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

551 Wilson Bridge Drive, Unit C-1,
Oxon Hill, MD 20745

Legal Description: BLDG 2 UNIT
6750 C-1
Account ID: 12-1314970
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139522 (5-20,5-27,6-3)

File No. 19-PG-JF-1082

ORDER OF PUBLICATION

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

Plaintiff

vs.

Oxon Hill Holdings 2 LLC, a District of Columbia Limited Liability Company, and
Kuei-Yin Chang Liu, Lender, and
Lawrence Tucker, Trustee, and
Brookside Park Condominium, Inc.,
and
Prince George's County, Maryland

And

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

545 Wilson Bridge Drive, Unit B-1
Oxon Hill, MD 20745

Legal Description: BLDG 3 UNIT
6744 B-1
Account ID: 12-1315258
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
Case Number: CAE 21-01633**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

545 Wilson Bridge Drive, Unit B-1,
Oxon Hill, MD 20745

Legal Description: BLDG 3 UNIT
6744 B-1
Account ID: 12-1315258
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139523 (5-20,5-27,6-3)

File No. 19-PG-JF-1083

ORDER OF PUBLICATION

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

Plaintiff

vs.

Oxon Hill Holdings 2 LLC, a District of Columbia Limited Liability Company, and
Kuei-Yin Chang Liu, Lender, and
Lawrence Tucker, Trustee, and
Brookside Park Condominium, Inc.,
and
Prince George's County, Maryland

And

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

526 Wilson Bridge Drive, Unit A-2
Oxon Hill, MD 20745

Legal Description: BLDG 14 UNIT
6727 A-2
Account ID: 12-1317718
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
Case Number: CAE 21-01634**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

526 Wilson Bridge Drive, Unit A-2,
Oxon Hill, MD 20745

Legal Description: BLDG 14 UNIT
6727 A-2
Account ID: 12-1317718
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139524 (5-20,5-27,6-3)

File No. 19-PG-JF-1084

ORDER OF PUBLICATION

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

Plaintiff

vs.

Oxon Hill Holdings 2 LLC, a District of Columbia Limited Liability Company, and
Kuei-Yin Chang Liu, Lender, and
Lawrence Tucker, Trustee, and
Brookside Park Condominium, Inc.,
and
Prince George's County, Maryland

And

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

530 Wilson Bridge Drive, Unit A-1
Oxon Hill, MD 20745

Legal Description: BLDG 14 UNIT
6731 A-1
Account ID: 12-1317866
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
Case Number: CAE 21-01635**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

530 Wilson Bridge Drive, Unit A-1,
Oxon Hill, MD 20745

Legal Description: BLDG 14 UNIT
6731 A-1
Account ID: 12-1317866
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139525 (5-20,5-27,6-3)

File No. 19-PG-JF-1086

ORDER OF PUBLICATION

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

Plaintiff

vs.

Oxon Hill Holdings 2 LLC, a District of Columbia Limited Liability Company, and
Kuei-Yin Chang Liu, Lender, and
Lawrence Tucker, Trustee, and
Brookside Park Condominium, Inc.,
and
Prince George's County, Maryland

And

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

534 Wilson Bridge Drive, Unit D-2
Oxon Hill, MD 20745

Legal Description: BLDG 15 UNIT
6735 D-2
Account ID: 12-1318096
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
Case Number: CAE 21-01636**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

534 Wilson Bridge Drive, Unit D-2,
Oxon Hill, MD 20745

Legal Description: BLDG 15 UNIT
6735 D-2
Account ID: 12-1318096
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139526 (5-20,5-27,6-3)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

WEDNESDAY, JUNE 2, 2021
VIRTUAL MEETING

VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Wednesday, June 2, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-023-2021 (DR-2) - AN ORDINANCE CONCERNING I-3 ZONE for the purpose of amending the Industrial Table of Uses in the Zoning Ordinance to permit Moving and Storage, Motor Freight Shipping and Receiving Facilities, and Warehousing uses in the I-3 (Planned Industrial/Employment Park) Zone of Prince George's County, under certain specified circumstances.

CB-028-2021 (DR-2) - AN ACT CONCERNING MOBILE GROCERY TRUCKS for the purpose of amending the definition of Mobile Vendors to include a Mobile Grocery Truck that provides food options in targeted areas in Prince George's County and the license application requirements.

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency - COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Calvin S. Hawkins, II, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

139550 (5-20,5-27)

LEGALS

File No. 19-PG-JF-1082

ORDER OF PUBLICATION

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

Plaintiff

vs.

Oxon Hill Holdings 2 LLC, a District of Columbia Limited Liability Company, and
Kuei-Yin Chang Liu, Lender, and
Lawrence Tucker, Trustee, and
Brookside Park Condominium, Inc.,
and
Prince George's County, Maryland

And

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

545 Wilson Bridge Drive, Unit B-1
Oxon Hill, MD 20745

Legal Description: BLDG 3 UNIT
6744 B-1
Account ID: 12-1315258
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
Case Number: CAE 21-01633**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

545 Wilson Bridge Drive, Unit B-1,
Oxon Hill, MD 20745

Legal Description: BLDG 3 UNIT
6744 B-1
Account ID: 12-1315258
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
139523 (5-20,5-27,6-3)

File No. 19-PG-JF-1083

ORDER OF PUBLICATION

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

Plaintiff

vs.

Oxon Hill Holdings 2 LLC, a District of Columbia Limited Liability Company, and
Kuei-Yin Chang Liu, Lender, and
Lawrence Tucker, Trustee, and
Brookside Park Condominium, Inc.,
and
Prince George's County, Maryland

And

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

526 Wilson Bridge Drive, Unit A-2
Oxon Hill, MD 20745

Legal Description: BLDG 14 UNIT
6727 A-2
Account ID: 12-1317718
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
Case Number: CAE 21-01634**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

526 Wilson Bridge Drive, Unit A-2,
Oxon Hill, MD 20745

Legal Description: BLDG 14 UNIT
6727 A-2
Account ID: 12-1317718
Deed Ref.: 37956/28
Assessed to: Oxon Hill Holdings 2
LLC

The Complaint states,

LEGALS

ORDER OF PUBLICATION

Paradise Point LLC
C/O Lucas I. Dansie
Counsel for Plaintiff
406 5th Street NW, Lower Level
Washington DC 20001
Phone (202) 783-1597
lucas@dansielaw.com,

Plaintiff,

v.

CVC USA Corporation
12800 Bay Hill Dr.
Beltsville, MD 20705,

and

Benjamin C. Winn, Esq.
3701 Pender Dr.
Suite 210
Fairfax, VA 22030,

and

Woori America Bank
c/o James Seung Lee, Res. Agent
10035 Baltimore National Pike
Ellicott City, MD 21042,

and

Prince George's County, Maryland,

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

12870 HARBOUR TOWN DR BELTSVILLE 20705-0000 and also known as Account Number 01-3267333,

Defendants.

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

Case No. CAE 21-02679

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 to the Plaintiff:

12870 HARBOUR TOWN DR BELTSVILLE 20705-0000 also known as Account Number: 01-3267333

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of May, 2021, 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 three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
139506 (5-20,5-27,6-3)

Call 301-627-0900 for a quote.

LEGALS

NOTICE

IN THE MATTER OF:
Leah Paige Williford
Zoey Simone Williford

FOR THE CHANGE OF NAME TO:
Leah Paige Ford
Zoey Simone Ford

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-04865

A Petition has been filed to change the name of (Minor Child(ren)) Leah Paige Williford to Leah Paige Ford and Zoey Simone Williford to Zoey Simone Ford.

The latest day by which an objection to the Petition may be filed is the June 8, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139499 (5-20)

NOTICE

IN THE MATTER OF:
Jennifer Lynn Siefert

FOR THE CHANGE OF NAME TO:
Jennifer Lynn Seifert

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-04477

A Petition has been filed to change the name of Jennifer Lynn Siefert to Jennifer Lynn Seifert.

The latest day by which an objection to the Petition may be filed is the June 8, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
139505 (5-20)

ORDER OF PUBLICATION

James H. Pringle, Jr.
Plaintiff

v.

WTC Ventures, L.L.C. et al
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 21-00509

The object of this proceeding is to secure the foreclosure of all rights of redemption in that certain parcel of real property situate in Prince George's County, Maryland (the "County") sold at Tax Sale by the Collector of Taxes for the County to the Plaintiff in this case, which parcel is described in the Certificate of Tax Sale as:

"Outlot A T-dt S/B 06/29/04 L19837 fl83 2.0500 Acres La Dova Heights-R Blk 6, Assmt. \$2000 Lib 29616 Fl 021"; and also described in the instruments of record in the Land Records of the County as "BEING KNOWN AND DESIGNATED as Outlot 'A', Block 6 (being a subdivision of Parcel "A-2), LADOVA HEIGHTS, as recorded among the Land Records of Prince George's County, Maryland at Plat Book VJ 183, page 65," bearing the Property Tax ID No. 13-3170958, and having the street address of 9313 Laval Drive, Upper Marlboro, MD 20774 (the "Property")"

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

WHEREFORE, it is this 26th day of April, 2021, by the Circuit Court for Prince George's County, Maryland, hereby:

ORDERED, that all Defendants named in this case are hereby informed that, in addition to the other statutorily requisite notices, this notice shall be given by insertion of a copy of this Order in a newspaper of general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons having an interest in the Property to file a written response in this Court by the 29th day of June, 2021 to Show Cause why the Court should not foreclose all rights of redemption and redeem the Property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all liens and encumbrances and that any such person may redeem this parcel until the Court issues a final judgment foreclosing the right of redemption and vesting in the Plaintiff a Title to the Property free and clear of all liens and encumbrances..

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

True Copy—Test:
Mahasin El Amin, Clerk
139385 (5-6,5-13,5-20)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,

v.

ARM CONTRACTORS LLC
ARM CONTRACTORS LLC
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4907 HOLLY SPRING ST, SUITLAND, MD 20746-0000, Parcel No. 06-0619775

ANY UNKNOWN OWNER OF THE PROPERTY 4907 HOLLY SPRING ST, SUITLAND, MD 20746-0000 Parcel No. 06-0619775, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00264

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0619775 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Nr Cedar Hill 10,188.0000 Sq.Ft. & Imps. Assmt \$129,600 Map 080 Grid E1 Par 011 Lib 41850 Fl 288

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number 06-0619775 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
139409 (5-6,5-13,5-20)

LEGALS

Jeffrey D. Katz, Esq.
3 Bethesda Metro Center, Suite 500
Bethesda, MD 20814
301-913-2948

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EVAN LAMAR TAYLOR

Notice is given that Rosemary Heiss, whose address is 9102 Riverside Drive, Ft. Washington, MD 20744, was on April 21, 2021 appointed Personal Representative of the estate of Evan Lamar Taylor, who died on December 16, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 21st day of October, 2021.

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

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

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

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

ROSEMARY HEISS
Personal Representative

ERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119879
139476 (5-13,5-20,5-27)

ORDER OF PUBLICATION

Tax Certificate Consultants Inc.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093

v.

Zenith Properties LLC
Prince George's County, Maryland

9470 ANNAPOLIS ROAD, CONDO UNIT 2-411

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

9470 Annapolis Road, Condo Unit 2-411, 20th (Twentieth) Election District, described as follows:

All that lot of land and imp's BLDG 2 UNIT 41 1 3,054.0000 SQ.FT & IMPS. ENTERPRISE OFFICE ASSMT \$91,200 LIB 29367 FL 242 UNIT 2-411 AND ASSED TO ZENITH PROPERTIES LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: CAE 21-02672

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 9470 Annapolis Road, Condo Unit 2-411 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imp's BLDG 2 UNIT 41 1 3,054.0000 SQ.FT & IMPS. ENTERPRISE OFFICE ASSMT \$91,200 LIB 29367 FL 242 UNIT 2-411 AND ASSED TO ZENITH PROPERTIES LLC.

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

It is thereupon this 10th day of May, 2021, 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 13th day of July, 2021, and redeem the property 9470 Annapolis Road, Condo Unit 2-411 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's 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
139510 (5-20,5-27,6-3)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MASEO D CAMPBELL JR

Notice is given that Radiah L. Carson, whose address is 6612 Manton Way, Lanham, MD 20706, was on April 16, 2021 appointed Personal Representative of the estate of Maseo D Campbell Jr, who died on March 7, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 16th day of October, 2021.

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

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

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

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

RADIAH L CARSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119999
139480 (5-13,5-20,5-27)

L. PAUL JACKSON, II
1101 Mercantile Lane, Suite 240
Largo, MD 20774
301-925-1800

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LIZABETH STEVENS

Notice is given that Nicole Ranko, whose address is 6105 Hibbling Avenue, Springfield, VA 22150, was on April 1, 2021 appointed Personal Representative of the estate of Elizabeth Stevens, who died on February 2, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 1st day of October, 2021.

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

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

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

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

NICOLE RANKO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 120067
139477 (5-13,5-20,5-27)

Call 301-627-0900 for a quote.

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARJORIE HALE NORWOOD

Notice is given that Montgomery Hale Norwood, whose address is 6200 Whitehills Lake Dr, East Lansing, MI 48823, was on March 25, 2021 appointed Personal Representative of the estate of Marjorie Hale Norwood who died on January 13, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of September, 2021.

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

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

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

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

MONTGOMERY HALE NORWOOD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119440
139483 (5-13,5-20,5-27)

James L. Mayer, P.A.
Teresa M. Cooney, Esq.
2500 Wallington Way, Ste 102
Marriottsville, MD 21104
410-442-1088

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JANICE CAROL ALCORN

Notice is given that Raymond E Alcorn Jr, whose address is 1030 Ashe Street, Davidsonville, MD 21035, was on January 12, 2021 appointed Personal Representative of the estate of Janice Carol Alcorn who died on December 13, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of July, 2021.

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

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

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

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

RAYMOND E. ALCORN JR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119205
139481 (5-13,5-20,5-27)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CHARLES RAY HEDRICK SR.

Notice is given that Michelle Steele, whose address is 6205 Long Meadow Drive, Eldersburg, MD 21784, was on March 30, 2021 appointed Personal Representative of the estate of Charles Ray Hedrick Sr. who died on February 18, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of September, 2021.

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

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

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

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

MICHELLE STEELE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119911
139484 (5-13,5-20,5-27)

John C. Robinson, Esquire
Sims & Campbell, LLC
500 York Rd
Towson, MD 21204

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BRIAN R. BREGMAN A/K/A BRIAN RAVIV BREGMAN

Notice is given that Jason A Bregman, whose address is 227 Lake Terrace, Delray Beach, FL 33444, was on March 11, 2021 appointed Personal Representative of the estate of Brian R. Bregman AKA Brian Raviv Bregman who died on February 3, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of September, 2021.

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.

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
RITA L. RAMM
Estate No.: 103867

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 and for the appointment of a personal representative.

A VIRTUAL hearing will be held **July 12, 2021, at 11:00 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139544 (5-20,5-27)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
FRANCIS JEROME LANDOLT
Estate No.: 118713

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 and for the appointment of a personal representative.

A VIRTUAL hearing will be held **July 12, 2021, at 11:00 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139545 (5-20,5-27)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
ANNA JOYCE HUSKEY
Estate No.: 117273

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 and for the appointment of a personal representative.

A VIRTUAL hearing will be held **July 20, 2021, at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139546 (5-20,5-27)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
VERA M. JONES
Estate No.: 117844

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 and for the appointment of a personal representative.

A VIRTUAL hearing will be held **July 20, 2021, at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139547 (5-20,5-27)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
JACQUELINE GILKES
Estate No.: 117356

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 and for the appointment of a personal representative.

A VIRTUAL hearing will be held **July 15, 2021, at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139538 (5-20,5-27)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
SHIRLEY ANN WILSON
Estate No.: 117904

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 and for the appointment of a personal representative.

A VIRTUAL hearing will be held **July 15, 2021, at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139539 (5-20,5-27)

NOTICE

IN THE MATTER OF:
Aaila Nicole Sami

FOR THE CHANGE OF NAME TO:
Aaila Nicole Avani

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-05137

A Petition has been filed to change the name of Aaila Nicole Sami to Aaila Nicole Avani.
The latest day by which an objection to the Petition may be filed is the June 8, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139494 (5-20)

LEGALS

NOTICE

IN THE MATTER OF:
Morgan Katrina Delk

FOR THE CHANGE OF NAME TO:
Nathan Almighty Delk

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-05030

A Petition has been filed to change the name of Morgan Katrina Delk to Nathan Almighty Delk.
The latest day by which an objection to the Petition may be filed is the June 8, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139495 (5-20)

LEGALS

NOTICE

IN THE MATTER OF:
Carlita Ebony Kilpatrick

FOR THE CHANGE OF NAME TO:
Carlita Ebony Poles

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-04922

A Petition has been filed to change the name of Carlita Ebony Kilpatrick to Carlita Ebony Poles.
The latest day by which an objection to the Petition may be filed is the June 8, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139496 (5-20)

LEGALS

NOTICE

IN THE MATTER OF:
Jace Leelon Tutt

FOR THE CHANGE OF NAME TO:
Jace Leelon Smothers-Tutt

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-04912

A Petition has been filed to change the name of (Minor Child(ren)) Jace Leelon Tutt to Jace Leelon Smothers-Tutt.
The latest day by which an objection to the Petition may be filed is the June 8, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139497 (5-20)

LEGALS

NOTICE

IN THE MATTER OF:
Andrew Patrick Galvin-Manico

FOR THE CHANGE OF NAME TO:
Andiamo Cassia DeMonaco

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-04868

A Petition has been filed to change the name of Andrew Patrick Galvin-Manico to Andiamo Cassia DeMonaco.
The latest day by which an objection to the Petition may be filed is the June 8, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139498 (5-20)

LEGALS

NOTICE

IN THE MATTER OF:
Zakiya Almaz Chuki Francois

FOR THE CHANGE OF NAME TO:
Zakiya Almaz Francois Charles

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-04864

A Petition has been filed to change the name of Zakiya Almaz Chuki Francois to Zakiya Almaz Francois Charles.
The latest day by which an objection to the Petition may be filed is the June 8, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139500 (5-20)

ORDER OF PUBLICATION

Tax Certificate Consultants Inc.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 101
Timonium, Maryland 21093

Plaintiff

v.

Shona Baker
6121 Alpine Street
District Heights, MD 20747

Howard Bierman, Trustee
6003 Executive Blvd, Suite 101
Bethesda, MD 20852

CWAVE Solutions LLC, a Pennsylvania Limited Liability Company
Serve: Serve: Khader Mohamed, Member
4 Corbin Drive
Exton, PA 19341

6121 ALPINE STREET

and

Prince George's County, Maryland

(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Serve: M. Andree Green, County Attorney
Office of Law
County Administration Building,
Room 5121
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Defendants

And all unknown owners of property described below, their heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in said property which is described as:

6121 Alpine Street, District Heights, MD 20747, 6th (Sixth) Election District, described as follows:

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: CAE 21-02695

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 6121 Alpine Street, District Heights, MD 20747 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

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

It is thereupon this 10th day of May, 2021, 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 13th day of July, 2021, and redeem the property 6121 Alpine Street, District Heights, MD 20747 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's 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
139509 (5-20,5-27,6-3)

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LEGALS

**MAYOR AND CITY COUNCIL
CITY OF SEAT PLEASANT, MD
ORDINANCE O-21-08
FISCAL YEAR 2021-2022 CITY BUDGET
EFFECTIVE JULY 1, 2021**

BE IT ORDAINED AND ENACTED by the Mayor and City Council of Seat Pleasant, Maryland that sums and amounts were appropriated for the Fiscal Year beginning July 1, 2021 and ending June 30, 2022 to defray expenses and operations cost for the City of Seat Pleasant.

GENERAL FUND \$12,459,425

The Ordinance and the budget document are available for review at:

Office of the City Clerk
City Hall
6301 Addison Rd
Seat Pleasant, Maryland 20743-2125
(301) 336-2600

Kelly Porter
City Council President

139552 (5-20,5-27)

LEGALS

ORDER OF PUBLICATION

Alexander Zakharin
25 Hooks Ln Ste 202
Pikesville, MD 21208

Plaintiff

AMC Investment Group LLP
5/O Edgar O. Amaya Rodriguez, RA
7505 New Hampshire Ave Suite 300
Takoma Park, MD 20912

and

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

and

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

The County Executive and County Council of Prince George's County 5/O Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 7711 Kipling Parkway and described as 7.213.0000 Sq. Ft. Kittredge Sub Map 0082 Grid 0A1 Plat No.: 233051 Lot 3 Being known as District 06 Account Number: 5505664, on the Tax Roll of the Director of Finance.

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAE 21-00504**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7711 Kipling Parkway in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 7711 Kipling Parkway and described as 7.213.0000 Sq. Ft Kittredge Sub-Lot 3 Map 0082 Grid 00A1 Plat No.: 233051 Being known as District 06 Account Number: 5505664, on the Tax Roll of the Director of Finance.

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
139454 (5-13,5-20,5-27)

ORDER OF PUBLICATION

Alexander Zakharin
25 Hooks Ln Ste 202
Pikesville, MD 21208

Plaintiff

Stephen J. Noland
PO Box 471373
District Heights, MD 20753

and

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

and

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

The County Executive and County Council of Prince George's County 5/O Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 8400 Bellefonte Lane and described as Se Pt Lot 48 E Q 20934 Sf 20,934.0000 Sq. Fr. Belle Fonte Being Known as

District 09 Account Number: 0885186 Being on the Tax Roll of the Director of Finance.

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAE 21-00505**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 8400 Bellefonte Lane in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 8400 Bellefonte Lane and described as Se Pt Lot 48 E Q 20934 Sf 20,934.0000 Sq Ft Belle Fonte Being known as District 09 Account Number: 0885186, on the Tax Roll of the Director of Finance.

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
139455 (5-13,5-20,5-27)

THIS COULD BE YOUR AD!

Call 301-627-0900
for a quote.

LEGALS

ORDER OF PUBLICATION

TED CHORVINSKY
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

MAJESTIC HOMES, INC.

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY,
MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 0 Sarah Landing Dr, Cheltenham, MD 20623
Account Number: 11 2754562
Description: Parcel A 52,837.0000 Sq.Ft. Camden Estates Blk A
Assmt: \$3200.00
Liber/Folio: 07976/240
Assessed To: Majestic Homes, Inc.

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 21-00519**

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

Property Address: 0 Sarah Landing Dr, Cheltenham, MD 20623
Account Number: 11 2754562
Description: Parcel A 52,837.0000 Sq.Ft. Camden Estates Blk A
Assmt: \$3200.00
Liber/Folio: 07976/240
Assessed To: Majestic Homes, Inc.

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 25th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of August, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
139451 (5-13,5-20,5-27)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON**

**2307 CRESTLAWN AVE.
LANDOVER A/R/T/A CHEVERLY, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated November 17, 2008, recorded in Liber 30849, Folio 80 among the Land Records of Prince George's County, MD, with an original principal balance of \$457,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 2021 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 198827-1)

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

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139460 (5-13,5-20,5-27)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

CHRISTOPHER C HICKS
WELLS FARGO BANK NA
ELIZABETH ZAJIC, TRUSTEE
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2045318, LTS 40 THRU 43; 8,000 SQ.FT. & IMPS. CAPITOL HEIGHTS BLK 31; ASSMT \$156,033 LIB 07424 FL 408; KNOWN AS 520 MENTOR AVE CAPITOL HEIGHTS MD 20743.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 21-02710**

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

Prince George's County, described as follows: Tax Account No 2045318, LTS 40 THRU 43; 8,000 SQ.FT. & IMPS. CAPITOL HEIGHTS BLK 31; ASSMT \$156,033 LIB 07424 FL 408; KNOWN AS 520 MENTOR AVE CAPITOL HEIGHTS MD 20743.

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 4th day of June, 2021, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
139517 (5-20,5-27,6-3)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL JOHN FLEISCHER**

Notice is given that Debra E Fleischer, whose address is 9615 Underwood Street, Lanham, MD 20706, was on May 6, 2021 appointed personal representative of the small estate of Michael John Fleischer, who died on September 5, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

DEBRA E FLEISCHER
Personal Representative

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

Estate No. 120705

139533 (5-20)

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