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Prince George's Post
Newspaper*

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LEGALS

ORDER OF PUBLICATION

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

vs.

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

AND

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

6802 MIDDLEFIELD TERRACE
FORT WASHINGTON MD 20744

AND

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

Defendants

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

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

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

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

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

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

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

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

Serving Prince George's County Since 1932

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of June, 2024.

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

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

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

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

TAI M JOHNSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130815
146118 (12-21,12-28,1-4)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE REAL ESTATE

1113 Eastern Avenue, Capitol Heights, Maryland 20743

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

JANUARY 9, 2024 AT 11:13 AM

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

BEING KNOWN AND DESIGNATED as Lot numbered Fourteen (14), in Block lettered "B" in the subdivision known as "Deanwood Park" as per plat recorded among the Land Records of Prince George's County, Maryland in Plat Book SDH #3 at folio 37

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

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

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

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

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

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

 **ALEX COOPER**
auctioneers

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

146120 (12-21,12-28,1-4)



LEGALS

TOWN OF UNIVERSITY PARK CHARTER RESOLUTION 23-CR-02

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

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

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

Suellen M. Ferguson, Esq.
Town Attorney

146123 (12-21,12-28)

Call 301-627-0900 for a quote.

LEGALS

NOTICE OF SALE

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

vs.

Estate of Sharon Dade; Everard Hewitt as Personal Representative,

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

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

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

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

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

The Prince George's Post

Newspaper

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Safe Weekend

LEGALS



NOTICE OF PUBLIC HEARINGS

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

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

Montgomery County Wednesday, January 31, 2024, at 7 p.m. Stella B. Werner Office Building 3rd Floor Hearing Room 100 Maryland Avenue Rockville, MD 20850	Prince George's County Thursday, February 1, 2024, at 7 p.m. Department of the Environment Building Conference Room 140 1801 McCormick Drive Largo, MD 20774
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These are currently planned as in-person meetings with an option to view via livestream.

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

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

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

146163 (12-28)

LEGALS

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

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

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

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

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

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

2000 TOYOTA COROLLA MD 2FE8969 2T1BR12E7YC338185

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

2003 CHEVROLET TAHOE VA TXJ3435 1GNEK13Z83238782
2003 CHEVROLET EXPRESS 2500 MD 1EN5266 1GAGG25U631119518
2004 GMC YUKON VA URS9065 1GKFK66U74J248686

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

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

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

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

146165 (12-28)

LEGALS

NOTICE

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

vs.

Beldina Auma
Defendant

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

JANUARY 10, 2024

- t/a Mi Patria Restaurant**, Selvin Adanil Gutierrez, Member-Manager/ Authorized Person, Class B, Beer, Wine and Liquor, Mi Patria Restaurant, LLC, 5906 Riggs Road, Hyattsville, Maryland 20783. – Request for a Special Entertainment Permit.
- t/a Azteca Bar & Grill**, James J. Burick, Authorized Person, Mario E. Orellana, Authorized Person, Class B(BLX), Beer, Wine and Liquor, Azteca Enterprises, LLC, 9505 Baltimore Avenue, College Park, Maryland 20740. – Request for a Special Entertainment Permit.
- t/a Party HQ**, Rodney Chambers, Managing Member, Ronald Covington, Managing Member, Class B(BLX), Beer, Wine and Liquor, Sky High Sports & Entertainment LLC, 15606 Emerald Way, Bowie, Maryland 20716. – Request for a Special Entertainment Permit.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 20-03151

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

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

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

LEGALS

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

5. t/a Esquire Liquors, Viraj J. Patel, Authorized Person, Class A, Beer, Wine and Liquor, YuVi, LLC., 6108 Oxon Hill Road, Oxon Hill, Maryland 20745 – Request for a Delivery Permit. Represented by Robert Kim, Esquire.

6. Tao Li, President, **t/a Latao-Sushi Cuisine**, 8700 Baltimore Avenue, Suite A & B College Park, Maryland 20740, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation R.R. No. 11 Purchases by authorized retailer: No license holder shall purchase any alcoholic beverages except from a duly licensed manufacturer or wholesaler and RR#35 Trade Name: The Board of License Commissioners shall approve the trade name of the licensed premises. To wit; on or about Sunday, September 21, 2023, at approximately 1:30 p.m., Inspector Golato of the Prince George's County Board of License Commissioners conducted a Routine Inspection at the licensed premises, located at 8700 Baltimore Avenue, Suite A & B, College Park, MD 20740. Inspector Golato noticed the sign located on the outside of the establishment was different from the name on the license. Additionally, while inside the establishment Inspector Golato noticed 10 open alcohol bottles sitting on a countertop. The manager Mr. Zheng, admitted he purchased them from LAX Wine, Spirits and Bistro. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. Continued from November 1, 2023, hearing and December 6, 2023, hearing.

7. Jeffrey Sze, Member, **t/a The Spot**, 4531 Telfair Blvd, Suite 101 Camp Springs, Maryland 20746, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County and RR#26 A(7) "The failure of any licensee to keep records required by the Maryland Code or by the Rules and/or Regulations of this Board or the refusal to allow inspection of such records by duly authorized persons". To wit; On or about Tuesday, November 6, 2023, at approximately 7:40 p.m., Inspectors Farmer-Johnson and Pascual of the Prince George's County Board of License Commissioners conducted an inspection at the licensed premises, located at 4531 Telfair Blvd, Suite 101, Camp Springs, MD. Inspector Farmer-Johnson and Pascual observed boxes and bottles with stickers from other establishments. When inquired about the invoices/records to identify which Authorized Retailer the alcoholic beverages were purchased from, the manager advised them that they didn't have any invoices. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

8. Dionicio Montero Castaneda, Co-Managing Member, William Martinez, Co-Managing Member, **t/a Taqueria Habanero**, 8145 Baltimore Avenue College Park, Maryland 20740, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of 26-1903 A licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No 37 (E) Change in mode of operation, of the Rules and Regulations for Prince George's County. To wit; That on Monday, November 6, 2023, at approximately 6:14 p.m., Inspector Price arrived at Taqueria Habanero at 8145 Baltimore Avenue, College Park, MD 20740, and noticed a food truck parked outside selling food. Also, there were four tables and chairs with patrons eating and drinking. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

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

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

10. Rhonda Hall, Managing Member, **Ladies 1st Cigars**, 402 Coventry Way, Clinton, Maryland 20735, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of an alleged violation of RR #58 A(2) and A(5) There shall be employed a sufficient number of chefs and /or cooks to prepare food at all hours that the establishment is open. The licensee shall not deviate from the operating conditions allowed and defined by the Board concerning the operation of the restaurant. The operating conditions of the establishment include but are not limited to the hours of operation, type of menu, availability of food, and the number of tables and chairs provided for patrons. & RR #37 (EJ Change in Mode of Operation (Permitting smoking in the establishment) To wit; On Thursday, November 30, 2023, at approximately 10:00pm, Inspector Farmer-Johnson of the Board of License Commissioners entered the Ladies First Cigars, located 6402 Coventry Way, Clinton, MD. While inside she ordered food but was advised the chef left and that they had no food to offer. Also, Inspector Farmer-Johnson noticed patrons smoking cigars inside the establishment. This is a direct violation of RR# 58 A(2) and A(5). Also, a violation of RR #37 (E) Changing mode of Operation. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

11. Otis L. Lonon, Resident, **The Carolina Kitchen (Brandywine)**, 15812 Crain Highway Brandywine, Maryland 20613, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County and RR#26 A (7) "The failure of any licensee to keep records required by the Maryland Code or by the Rules and/or Regulations of this Board or the refusal to allow inspection of such records by duly authorized persons". To wit; On Wednesday, November 29, 2023, at approximately 8:00p.m., Inspector Farmer-Johnson of the Prince George's County Board of License Commissioners conducted a Routine Inspection at 15812 Crain Highway, Brandywine Maryland (Carolina Kitchen). Inspector Farmer-Johnson observed two wine bottles with price stickers, which indicated the bottles were not purchased from a wholesaler. Also, Inspector Farmer-Johnson asked the manager for invoices and no invoices can be provided. This is a violation of RR # 11 purchasing alcoholic beverages form other than a wholesaler and RR #26 A(7) failure to keep records. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

12. Aster Haileselassie, Member. Authorized Person, **National Golf Club at Tantallon**, 300 St. Andrews Drive Fort Washington, Maryland 20744, Class C,GCC, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule 26 of the Rules and Regulations for Prince George's County. To wit; That on or about December 17, 2019, transfer application for a Class C,GCC, Beer, Wine and Liquor was filed, that on or about February 25, 2020, approval by the Board was granted to the issuance of the license; the license has not been placed in operation after 6 months following being granted approval. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. Represented by Gregory Lee, Esquire.

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

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
December 21, 2023

146160 (12-28,1-4)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DOROTHY C THORN**

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

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

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

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

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

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

DWIGHT THORN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130644
146142 (12-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JACQUELINE THERESA WEBSTER**

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

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

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

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

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

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

CECELIA BRADY HUDLEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129693
146143 (12-28)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PAUL VINCENT ALLEN**

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

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

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

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

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

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

RHONDA ALLEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131690
146144 (12-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PAMELA M ALSTON**

Notice is given that Jonathan R Alston, whose address is 2406 Lewis Avenue, Suitland, MD 20746, was on December 19, 2023 appointed personal representative of the small estate of Pamela M Alston, who died on September 9, 2023 without a will.

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

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

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

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

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

JONATHAN R ALSTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131649
146145 (12-28)

THE PRINCE

GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS**MECHANIC'S LIEN SALE**

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

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

LOT#10193
2017 JEEP
VIN# 1C4RJBFG0HC738747
HILLTOP AUTOMOTIVE
587 RITCHIE RD
CAPITOL HEIGHTS

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

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

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

LOT#10371
1988 FORMULA 377" BOAT
MO# 5484EF
PAT'S AUTO & SPEED SHOP
20231 N. SNOWHILL MANOR RD
LEXINGTON PARK

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

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

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

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

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

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

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

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

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

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

LOT#10458
2020 CHEVROLET
VIN# 1GCWGAF9L1214306
JG AUTO
10531 JONES RD
JOPPA

LOT#10459
2007 LANDROVER
VIN# SALS25467A992619
MARIO'S AUTO REPAIR

4315 EASTERN AVE
BALTIMORE

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

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

LOT#10462
2015 TOYOTA
VIN# JTMFBREVXJ046521
AYT AUTO CLINIC
15007 MARLBORO PIKE
UPPER MARLBORO

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

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

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

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

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

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

LOT#10561
2015 KIA
VIN# KNDMCS5C11F6034156
DARCARS KIA
4700 BRANCH AVE
MARLOW HEIGHTS

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

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

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

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

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

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

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

LOT#10569
2017 FORD
VIN# 3FA6P0PUXR327800
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

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

LOT#10571
2019 FORD
VIN# 1FMCU0GDXXKUC47091
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

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

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

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

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

146138 (12-21,12-28)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EMANUEL D COWAN

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of June, 2024.

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

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

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

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

JADE COWAN
Personal Representative

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

Estate No. 131568

146105 (12-21,12-28,1-4)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

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

DIANE ALICE BUELL
Personal Representative

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

Estate No. 130634

146154 (12-28,1-4,1-11)

LEGALS**NOTICE**

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

v.

William A. Miller
6012 Hope Drive
Temple Hills, MD 20748
Defendant

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

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

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

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146070 (12-14,12-21,12-28)

THE
PRINCE GEORGE'S
POST
Call 301-627-0900
Fax 301-627-6260
SUBSCRIBE TODAY!

LEGALS**ORDER OF PUBLICATION**

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

vs.

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

AND

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

10017 CAMPUS WAY, UNIT 116
UPPER MARLBORO MD 20774

AND

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

Defendants

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

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

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

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
146015 (12-14,12-21,12-28)

LEGALS

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

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

7302 BARLOWE ROAD
HYATTSVILLE, MARYLAND 20785

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

JANUARY 9, 2024

AT 9:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a 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 \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title, or the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600949)

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

146125 (12-21,12-28,1-4)

LEGALS

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

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

2705 FALLING BROOK TERRACE
HYATTSVILLE, MARYLAND 20783

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

JANUARY 9, 2024

AT 9:32 AM

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

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

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

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

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUCY BOAMAH

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

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

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

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

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

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

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

LAWRENCE OSEI-TUTU
JAMES AKUETTEH
Co-Personal Representatives

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

Estate No. 131299

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAPRI ANN CHAVIS

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

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

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

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

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

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

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

JAMIE COUSINS
Personal Representative

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

Estate No. 131411

146119 (12-21,12-28,1-4)

LEGALS

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

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

ORDER OF PUBLICATION

J & Y Legal Group LLC,
vs. Plaintiff,

Advantage Realty LLC, Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 5,225.0000 Sq.Ft. Dillon Park Lot 13 Blk 4 Assmt \$45,167 Lib 43163 Fl 162 and being identified on the Tax Roll as Parcel ID: 06-0457952, and which may be known as 1913 Billings Ave., Capital Heights, MD 20743, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 5,225.0000 Sq.Ft. Dillon Park Lot 13 Blk 4 Assmt \$45,167 Lib 43163 Fl 162 and being identified on the Tax Roll as Parcel ID: 06-0457952, and which may be known as 1913 Billings Ave., Capital Heights, MD 20743.

In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-23-005511
(TAX SALE)

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

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

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

It is thereupon this 5th day of December, 2023, by the Circuit Court for Prince George's County, 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, the last insertion on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and 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
146004 (12-14,12-21,12-28)

LM File No.: 2347-00007-J&Y Legal LLC

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

ORDER OF PUBLICATION

J & Y Legal Group LLC,
vs. Plaintiff,

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

In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-23-005513
(TAX SALE)

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

described as Heights 4,000.0000 Sq.Ft. North Fairmont Hei Lot 26 Blk B Assmt \$41,667 Lib 06871 Fl 505 and being identified on the Tax Roll as Parcel ID: 18-2056166, and which may be known as Vacant lot on 59th Ave., Capital Heights, MD 20743.

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

It is thereupon this 5th day of December, 2023, 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, the last insertion on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and 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
146009 (12-14,12-21,12-28)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RENEE BARLEY

Notice is given that Taprice N Patterson, whose address is 6962 Sparks Court, Bryans Road, MD 20616, was on November 20, 2023 appointed Personal Representative of the estate of Renee Barley, who died on August 5, 2022 without a 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 20th day of May, 2024.

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

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

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

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

TAPRIECE N PATTERSON
Personal Representative

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

Estate No. 126377

146106 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

GEORGE LINDSAY,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

5002 BARNABY LN
OXON HILL MD 20745

AND

Unknown Owner of the property 5002 BARNABY LN described as follows: Property Tax ID 12-1251123 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005496

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:

SW HALF LOT 15 18,962 SQ.FT. & IMP'S BARNABY MANOR OAKS Assmt \$267,300 Lib and Fl 35758/223 and assessed to GEORGE LINDSAY and, also known as 5002 BARNABY LN, OXON HILL MD 20745 Tax Account No. 12-1251123.

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

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

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

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

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

LEGALS

ORDER OF PUBLICATION

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

vs.

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

AND

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

3133 PYLES DR
UPPER MARLBORO MD 20774

AND

Unknown Owner of the property 3133 PYLES DR described as follows: Property Tax ID 15-1725076 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

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

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

25,223 SQ FT & IMP'S. ROBBSHIRE ACRES LOT 4 BLK G Assmt \$243,000 Lib and Fl 45424/100 and assessed to HALLOWAY HOLDINGS, LLC, also known as 3133 PYLES DR, UPPER MARLBORO MD 20774, Tax Account No. 15-1725076.

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
146003 (12-14,12-21,12-28)

ORDER OF PUBLICATION

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

Plaintiff

vs.

PHILIP A TAZL,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

6002 CAMILLO CT
RIVERDALE MD 20737

AND

Unknown Owner of the property 6002 CAMILLO CT described as follows: Property Tax ID 21-2755908 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

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

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

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

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
146037 (12-14,12-21,12-28)

The Prince George's Post

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or email bboice@pgpost.com

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

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

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LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**4301 19TH AVENUE
TEMPLE HILLS, MD 20748**

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

JANUARY 9, 2024 AT 11:30AM

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

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

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

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

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

146090 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**15904 LITTON LANE
ACCOKEEK, MD 20607**

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

JANUARY 9, 2024 AT 11:30AM

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

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

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

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

JANUARY 9, 2024 AT 11:30AM

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

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**2705 PORTER AVENUE
SUITLAND, MD 20746**

By authority contained in a Deed of Trust dated December 24, 2016 and recorded in Liber 39243, Folio 367, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$188,746.00, and an interest rate of 3.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 9, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$17,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146093 (12-21,12-28,1-4)

ORDER OF PUBLICATION

Sentel Construction & Remodeling LLC

vs.

Karen Y. Steele; Prince Georges County, MD any and all unknown owners of the property and premises situate in Prince Georges County, Maryland described as Outlet A 4,800,000 Sq. Ft Dupont Heights-Ka Assmt #567 Lib 10992 F1 331

**In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-23-005703
(TAX SALE)**

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

described as Outlet A 4,800,000 Sq. Ft Dupont Heights-Ka Assmt #567 Lib 10992 F1 331

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

It is thereupon this 18th day of December, 2023, 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, the last insertion on or before the 12th day of January, 2024, warning all persons interested in the property to appear in this Court by the 20th day of February, 2024, and redeem the property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

146137 (12-28,1-4,1-11)

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,

vs.

ANTHONY T REDDEN
Prince George’s County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10210 PRINCE PL UNIT 6-T3, UPPER MARLBORO, MD 20774, Parcel No. 13-1410141,

And

ANY UNKNOWN OWNER OF THE PROPERTY 10210 PRINCE PL UNIT 6-T3, UPPER MARLBORO, MD 20774, Parcel No. 13-1410141, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

**In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-23-005745**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1410141 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

UNIT 6-T-3 BLDG 6 2,653,000 Sq. Ft. & Imps. Pines Condominium

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

It is thereupon this 19th day of December, 2023, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February, 2024, and redeem the property with Parcel Identification Number 13-1410141 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

146141 (12-28,1-4,1-11)

**THIS COULD BE
YOUR AD!
Call 301-627-0900**

LEGALS

ORDER OF PUBLICATION

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

vs.

ROBERT THOMAS DULANEY, JR
PRINCE GEORGE’S COUNTY,
MARYLAND
AND

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

14306 DUCKETT RD
BRANDYWINE MD 20613

AND

Unknown Owner of the property 14306 DUCKETT RD described as follows: Property Tax ID 11-1147651 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-23-005532**

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

38,768 SQ FT & IMPS PLEASANT SPRINGS LOT 30 BLK A Assmt \$229,800 Lib and FI 42852/359 and assessed to ROBERT THOMAS DULANEY, JR, also known as 14306 DUCKETT RD, BRANDYWINE MD 20613 Tax Account No. 11-1147651.

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

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

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and 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
146080 (12-21,12-28,1-4)

ORDER OF PUBLICATION

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

vs.

HUSAM A ROUM;
LENA A. ROUM;
PRINCE GEORGE’S COUNTY,
MARYLAND
AND

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

15108 NASHUA LN
BOWIE MD 20716

AND

Unknown Owner of the property 15108 NASHUA LN described as follows: Property Tax ID 07-0744789 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-23-005535**

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

LAKE VILLAGE S ECTION 19A, 11,685 SQ FT & IMPS. NORTHVIEW AT LAKE LOT 2 BLK 6 Assmt \$347,700 Lib and FI 0/0 and assessed to HUSAM A ROUM and LENA A. ROUM, also known as 15108 NASHUA LN, BOWIE MD 20716 Tax Account No. 07-0744789.

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

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

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of 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
146083 (12-21,12-28,1-4)

The Prince George’s Post
EARLY PUBLICATION DEADLINE
Thursday, January 4th, 2024 Edition:
Deadline for ALL LEGAL ADVERTISING
SUBMISSIONS AND CANCELLATIONS:
****12:00 NOON on FRIDAY 12/29/2023.**
NO EXCEPTIONS**

LEGALS**ORDER OF PUBLICATION**MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLCPlaintiff
vs.TL AND AV SOLUTIONS MANAGEMENT, LLC;
NEYER A. TORRICO;
SANDY SPRING BANK;
MARY ASBURY, TRUSTEE;
BARBARA A. NIXON, TRUSTEE;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

3525 MANORWOOD DR
HYATTSVILLE MD 20782

AND

Unknown Owner of the property 3525 MANORWOOD DR described as follows: Property Tax ID 16-1815836 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005490

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

2,434 SQ FT & IMPS WOOD MANOR LOT 19 BLK C Assmt \$265,467 Lib and FI 7738/782 and assessed to TL AND AV SOLUTIONS MANAGEMENT, LLC and NEYER A. TORRICO, also known as 3525 MANORWOOD DR, HYATTSVILLE MD 20782 Tax Account No. 16-1815836.

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

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

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

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk
146032 (12-14,12-21,12-28)Kathryn A. Whitehead, Esq.
109 Camden Street
Salisbury, Maryland 21801
410-543-2240**NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROL ANN HALSO

Notice is given that Carolyn Halso, whose address is 32531 Herring Wood Drive, Dagsboro, DE 19939, was on November 17, 2023 appointed Personal Representative of the estate of Carol Ann Halso, who died on October 11, 2023 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 17th day of May, 2024.

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

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

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

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

CAROLYN HALSO
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729Estate No. 131414
146062 (12-14,12-21,12-28)**ORDER OF PUBLICATION**MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030Plaintiff
vs.KHARI JAREL GIBSON IRREVOCABLE SUPPLEMENTAL NEEDS TRUST,
GLEN ALLEN HOMEOWNERS ASSOCIATION, INC.,
FED FUNDING MORTGAGE CORPORATION
FKA FEDERAL FUNDING MORTGAGE CORPORATION,
JIM FRATANGELO, TRUSTEE
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

3306 ALMADEN CT
BOWIE MD 20716

AND

Unknown Owner of the property 3306 ALMADEN CT described as follows: Property Tax ID 07-0769125 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005483

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

10543 SQ FT & IMPS MITCHELLVILLE EAST LOT 6 BLK Q Assmt 427,900 Lib and FI 22064/26 and assessed to KHARI JAREL GIBSON IRREVOCABLE SUPPLEMENTAL NEEDS TRUST, also known as 3306 ALMADEN CT, BOWIE MD 20716 Tax Account No. 07-0769125.

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

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

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

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk
146030 (12-14,12-21,12-28)Christopher J Martin
1 Research Court
Suite 450
Rockville, MD 20850
240-670-5522**NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA MAULANA KOROMA

Notice is given that Patricia Adama Koroma, whose address is 14914 Dennington Drive, Bowie, MD 20721, was on November 27, 2023 appointed Personal Representative of the estate of Barba Maulana Koroma, who died on July 26, 2019 without a will.

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

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

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

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

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

PATERCIA ADAMA KOROMA
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729Estate No. 114583
146067 (12-14,12-21,12-28)LM File No.: 2347-00005-J&Y Legal
Group LLCLEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701**ORDER OF PUBLICATION**J & Y Legal Group LLC,
Plaintiff,
vs.

Carter Bey Investments; Prince George's County, Maryland; and any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lots 212.214 7,200.0000 Sq.Ft. Cedar Heights Assmt \$42,167 Lib 42733 FI 257 and being identified on the Tax Roll as Parcel ID: 18-2042638, and which may be known as 6213 Kolb St., Capital Heights, MD 20743, the unknown owner's heirs, devisees, and personal representatives, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 212.214 7,200.0000 Sq.Ft. Cedar Heights Assmt \$42,167 Lib 42733 FI 257 and being identified on the Tax Roll as Parcel ID: 18-2042638, and which may be known as 6213 Kolb St., Capital Heights, MD 20743,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005445 (TAX SALE)

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

described as Lots 212.214 7,200.0000 Sq.Ft. Cedar Heights Assmt \$42,167 Lib 42733 FI 257 and being identified on the Tax Roll as Parcel ID: 18-2042638, and which may be known as 6213 Kolb St., Capital Heights, MD 20743.

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

It is thereupon this 5th day of December, 2023, by the Circuit Court for Prince George's County, 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, the last insertion on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024, and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk
146040 (12-14,12-21,12-28)**LEGALS****NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF BEVERLY ANN WOMACK

Notice is given that Mark Womack, whose address is 1505 Bryan Court, Waldorf, Maryland 20602, was on December 4, 2023 appointed Personal Representative of the estate of Beverly Ann Womack, who died on November 27, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of June, 2024.

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

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

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

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

MARK WOMACK
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729Estate No. 131565
146063 (12-14,12-21,12-28)**LEGALS**LM File No.: 2347-00006-J&Y Legal
Group LLCLEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701**ORDER OF PUBLICATION**J & Y Legal Group LLC,
Plaintiff,
vs.

The testate and intestate successors of Johnny G. Dobson, deceased, and all persons claiming by, through, or under the decedent; Harry C. Dobson, Co-Personal Representative of the Estate of Johnny Gene Dobson; Peggy McCann, Co-Personal Representative of the Estate of Johnny Gene Dobson; Prince George's County, Maryland; and any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lots 22 23 4,030.0000 Sq.Ft. Deanwood Park Bk B Assmt \$41,667 Lib 47857 FI 502 and being identified on the Tax Roll as Parcel ID: 18-2013373, and which may be known as 4729 Mann St., Capital Heights, MD 20743, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 22 23 4,030.0000 Sq.Ft. Deanwood Park Bk B Assmt \$41,667 Lib 47857 FI 502 and being identified on the Tax Roll as Parcel ID: 18-2013373, and which may be known as 4729 Mann St., Capital Heights, MD 20743,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005397 (TAX SALE)

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

described as Lots 22 23 4,030.0000 Sq.Ft. Deanwood Park Bk B Assmt \$41,667 Lib 47857 FI 502 and being identified on the Tax Roll as Parcel ID: 18-2013373, and which may be known as 4729 Mann St., Capital Heights, MD 20743.

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

It is thereupon this 5th day of December, 2023, by the Circuit Court for Prince George's County, 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, the last insertion on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024, and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk
146039 (12-14,12-21,12-28)**ORDER OF PUBLICATION**MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030Plaintiff
vs.TIONA HARRISON,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

5111 FABLE ST
CAPITOL HEIGHTS MD 20743

AND

Unknown Owner of the property 5111 FABLE ST described as follows: Property Tax ID 18-2015956 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005499

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

LOT 1 EX 50 SQ FT LOTS 2.3 5,950
SQ FT & IMPS FR CAPITOLHEIGHTS BLK 36 Assmt \$229,233
Lib and FI 9150/479 and assessed to
TIONA HARRISON, also known as
5111 FABLE ST, CAPITOL HEIGHTS
MD 20743 Tax Account No. 18-
2015956.

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

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

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

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk
146035 (12-14,12-21,12-28)**ORDER OF PUBLICATION**MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLCPlaintiff
vs.SHUAI YUAN;
XIAONING HE;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

3310 RUTGERS ST
HYATTSVILLE MD 20783

AND

Unknown Owner of the property 3310 RUTGERS ST described as follows: Property Tax ID 17-1930908 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005488

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

(TWN ANNEX 200 6-03 2007); 9,550
SQ FT & IMPS. UNIVERSITY
HILLS LOT 4 BLK K Assmt
\$308,000 Lib and FI 31117/1 and assessed to SHUAI YUAN and XIAONING HE, also known as 3310 RUTGERS ST, HYATTSVILLE MD 20783 Tax Account No. 17-1930908.

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

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

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

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk
146031 (12-14,12-21,12-28)**LEGALS****ORDER OF PUBLICATION**MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLCPlaintiff
vs.5904 LOWERY LANE, LLC;
THE PLUS PROPERTIES LLC
PROFIT SHARING PLAN;
JUN KIM, ESQ., TRUSTEE;
FRANCES WILBURN, ESQ.,
TRUSTEE;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

5904 LOWERY LN
UPPER MARLBORO MD 20772True Copy—Test:
Mahasin El Amin, Clerk
146136 (12-28,1-4,1-11)**LEGALS**

AND

Unknown Owner of the property 5904 LOWERY LN described as follows: Property Tax ID 15-1729052 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005505

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

2.48 ACRES. & IMPS FEDERAL SPRINGS ES LOT 37 Assmt \$540,000 Lib and FI 46176/570 and assessed to 5904 LOWERY LANE, LLC, also known as 5904 LOWERY LN, UPPER MARLBORO MD 20772, Tax Account No. 15-1729052.

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

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

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

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
146036 (12-14,12-21,12-28)**LEGALS****ORDER OF PUBLICATION**MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLCPlaintiff
vs.CHIENMEI CHU;
SAM SHU;
CHRISTOPHER L. MARKHAM,
TRUSTEE;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

9207 ETHAN CT
LAUREL MD 20708

AND

Unknown Owner of the property 9207 ETHAN CT described as follows: Property Tax ID 10-1110055 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005702

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

30,169 SQ FT & IMPS MONTEPELIER LOT 25 BLK 2 Assmt 363,800 Lib and FI 30899/336 and assessed to CHIENMEI CHU, also known as 9207 ETHAN CT, LAUREL MD 20708 Tax Account No. 10-1110055.

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

It is thereupon this 18th

LEGALS

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

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

**12235 FLETCHERTOWN ROAD
 BOWIE, MD 20720**

By authority contained in a Deed of Trust dated October 21, 2016 and recorded in Liber 38964, Folio 72, , among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$253,357.00, and an interest rate of 3.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 16, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146131 (12-28,1-4,1-11)

LEGALS

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

**TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
 ALDA RICHARDS BRATCHER**

Notice is given that BEWANDA B. ALEXANDER, whose address is 1907 Arbor Hill Lane, Bowie, MD 20716, was on December 5, 2023 appointed Personal Representative of the estate of Alda Richards Bratcher, who died on October 10, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 5th day of June, 2024.

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

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

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

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

BEWANDA B ALEXANDER
 Personal Representative

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

Estate No. 131591

146103 (12-21,12-28,1-4)

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

**TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
 MAURICE THOMPSON**

Notice is given that Nicole Thompson, whose address is 3007 Oxon Run Court, Temple Hills, Maryland 20748, was on December 7, 2023 appointed Personal Representative of the estate of Maurice Thompson, who died on June 30, 2023 without a will.

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

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

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

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

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

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

NICOLE THOMPSON
 Personal Representative

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

Estate No. 129911

146104 (12-21,12-28,1-4)

LEGALS

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

**TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
 DANIEL JEFFREY HICKS SR
 AKA: DANIEL J HICKS SR**

Notice is given that Mary E Mazetis, whose address is 7728 Moonfall Court, Pasadena, MD 21122, was on December 6, 2023 appointed Personal Representative of the estate of Daniel Jeffrey Hicks Sr AKA: Daniel J Hicks Sr, who died on July 16, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 6th day of June, 2024.

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

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

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

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

MARY E MAZETIS
 Personal Representative

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

Estate No. 130257

146107 (12-21,12-28,1-4)

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

**TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
 CRAIG LAWRENCE FOURNIER**

Notice is given that Karen S Fournier, whose address is 203 Yardley Square, Staunton, VA 24401, was on November 17, 2023 appointed Personal Representative of the estate of Craig Lawrence Fournier, who died on October 27, 2023 without a will.

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

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

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

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

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

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

KAREN S FOURNIER
 Personal Representative

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

Estate No. 131416

146108 (12-21,12-28,1-4)

LEGALS

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

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

**9529 WESHURST LANE
 UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated January 5, 2016 and recorded in Liber 37936, Folio 318, , among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$351,129.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 16, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$38,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146132 (12-28,1-4,1-11)

LEGALS

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

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

**6511 FOSTER STREET
 DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated September 25, 2017 and recorded in Liber 40378, Folio 73, and re-recorded at Liber 43697, Folio 147, , among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$191,798.00, and an interest rate of 3.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 2, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$18,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146041 (12-14,12-21,12-28)

LEGALS

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

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

**5110 LUDLOW DRIVE
 TEMPLE HILLS, MD 20748**

By authority contained in a Deed of Trust dated December 30, 2015 and recorded in Liber 37806, Folio 238, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$317,460.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 2, 2024 AT 11:30AM

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

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

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

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

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146001 (12-14,12-21,12-28)

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LEGALS

ORDER OF PUBLICATION

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

vs. Plaintiff

DOUGLAS HARVEY
AND
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

1216 LARCHMONT AVE
CAPITOL HEIGHTS MD 20743

AND

Unknown Owner of the property 1216 LARCHMONT AVE described as follows: Property Tax ID 18-2008365 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005469

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

LOTS 67.68 4,000 SQ FT & IMPS GR CAPITOL HEIGHTS BLK 48 Assmt \$166,600 Lib and Fl 6260/982 and assessed to DOUGLAS HARVEY, also known as 1216 LARCHMONT AVE, CAPITOL HEIGHTS MD 20743 Tax Account No. 18-2008365.

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
146020 (12-14,12-21,12-28)

ORDER OF PUBLICATION

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

vs. Plaintiff

THE ESTATE OF LILLIE D. COLEMAN,
NIERRIE COLEMAN, PERSONAL REP;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

1414 FARMINGDALE AVE
CAPITOL HEIGHTS MD 20743

AND

Unknown Owner of the property 1414 FARMINGDALE AVE described as follows: Property Tax ID 18-2098945 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005470

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

6,004 SQ FT CHAPEL OAKS LOT 2 BLK EYE Assmt \$199,967 Lib and Fl 4486/375 and assessed to LILLIE D. COLEMAN and CHARLES R. SPENCER, PERSONAL REP., also known as 1414 FARMINGDALE AVE, CAPITOL HEIGHTS MD 20743 Tax Account No. 18-2098945.

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
146021 (12-14,12-21,12-28)

ORDER OF PUBLICATION

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

vs. Plaintiff

THE ESTATE OF EVELYN
LENORA HOLLAND;
SIGNAL FINANCIAL FEDERAL
CREDIT UNION;
FRANCOIS VERLEYSEN,
TRUSTEE;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

1504 PEBBLE BEACH DR
BOWIE MD 20721

AND

Unknown Owner of the property 1504 PEBBLE BEACH DR described as follows: Property Tax ID 13-1511468 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005471

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

10,376 SQ FT & IMPS NEWBRIDGE PLAT 7 LOT 4 BLK EYE Assmt \$367,833 Lib and Fl 6785/874 and assessed to HUNDEMER ROBERT W JR ETAL, also known as 1504 PEBBLE BEACH DR, BOWIE MD 20721 Tax Account No. 13-1511468.

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
146022 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

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

vs. Plaintiff

ARTHUR WASHINGTON;
MARY B. WASHINGTON;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

2104 INGRAHAM ST
HYATTSVILLE MD 20782

AND

Unknown Owner of the property 2104 INGRAHAM ST described as follows: Property Tax ID 17-1931138 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005472

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

7377 SQ FT & IMPS. AVONDALE TERRACE LOT 6 BLK D Assmt \$333,700 Lib and Fl 4700/638 and assessed to ARTHUR C. WASHINGTON and MARY B. WASHINGTON, also known as 2104 INGRAHAM ST, HYATTSVILLE MD 20782 Tax Account No. 17-1931138.

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
146023 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

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

vs. Plaintiff

JOSE S URQUILLA;
BLANCA D. URQUILLA;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

2123 RUATAN ST
HYATTSVILLE MD 20783

AND

Unknown Owner of the property 2123 RUATAN ST described as follows: Property Tax ID 17-1908813 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005473

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

8,802 SQ FT & IMPS. ADELPHI HILLS LOT 10 BLK E Assmt \$285,800 Lib and Fl 14529/478 and assessed to JOSE S URQUILLA and BLANCA D. URQUILLA, also known as 2123 RUATAN ST, HYATTSVILLE MD 20783 Tax Account No. 17-1908813.

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
146024 (12-14,12-21,12-28)

Cecilia R Jones
5335 Wisconsin Ave NW
Suite 440
Washington, DC 20015
202-274-1820

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTHONY PRESTON MCCASKILL

Notice is given that Larae McCaskill, whose address is 9201 Linhurst Dr, Clinton, MD 20735, was on November 30, 2023 appointed Personal Representative of the estate of Anthony Preston McCaskill, who died on August 7, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of May, 2024.

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

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

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

LARAE MCCASKILL
Personal Representative

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

Estate No. 130866
146059 (12-14,12-21,12-28)

ORDER OF PUBLICATION

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

vs. Plaintiff

ALICE M. SZULIST LIVING TRUST D.
5/12/11;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

2515 KENHILL DR
BOWIE MD 20715

AND

Unknown Owner of the property 2515 KENHILL DR described as follows: Property Tax ID 07-0715425 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005475

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

13,201 SQ FT & IMPS. KENILWORTH AT LOT 2 BLK 95 Assmt \$322,300 Lib and Fl 35582/127 and assessed to ALICE M. SZULIST LIVING, also known as 2515 KENHILL DR, BOWIE MD 20715 Tax Account No. 07-0715425.

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
146025 (12-14,12-21,12-28)

Borsoni & Cooney, LLC
Teresa M. Cooney, Esq.
2500 Wallington Way, Ste 102
Marriottsville, MD 21104
410-442-1088

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTINE C. WILLS

Notice is given that James C Wills, whose address is 11302 Attingham Lane, Glenn Dale, MD 20769, was on November 15, 2023 appointed Personal Representative of the estate of Waltine C. Wills, who died on August 15, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of May, 2024.

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

JAMES C. WILLS
Personal Representative

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

Estate No. 131301
146060 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION BY POSTING

ERIKA BENITEZ BENITEZ
Plaintiff

vs.

JOSE ANGEL CORTEZ
ZALDORIA
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-FM-23-004261

ORDERED, ON THIS 19th day of December, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, **JOSE ANGEL CORTEZ ZALDORIA**, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY and stating that the Defendant's last known address is 8739 CARROLL AVENUE, SILVER SPRING, MD 20903, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, **JOSE ANGEL CORTEZ ZALDORIA**, in accordance with Maryland Rule 2-121(a)(2) as follows:

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
146094 (12-28,1-4,1-11)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINALD EUGENE BROOKS

Notice is given that Quintin Paschall, whose address is 1410 Morris Road SE, Washington, DC 20020, was on November 13, 2023 appointed Personal Representative of the estate of Reginald Eugene Brooks, who died on July 14, 2023 without a will.

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

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

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

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

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

QUINTIN PASCHALL
Personal Representative

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

Estate No. 131314
146109 (12-21,12-28,1-4)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA RAMDASS

Notice is given that Shekira Ramdass, whose address is 843 Faraway Court, Bowie, MD 20721, was on November 15, 2023 appointed Personal Representative of the estate of Patricia Ramdass who died on October 22, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of May, 2024.

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

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

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