# The Prince George's Post Newspaper

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Your Newspaper

of

Legal Record

#### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff.

RICHARD CLEVELAND SR RVC RICHARD CLEVELAND SR RVC

LV TR RICHARD CLEVELAND SR RVC LV TR

Hard Money Bankers LLC CAMERON BROWN COMPANY CAMERON BROWN COMPANY Sara A Clasper & Benjamin P Smith Iames A Abbott

Frenchmans Creek Condo Assoc. Frenchmans Creek Condo Assoc. Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY FONTAINEBLEAU DR. CONDO UNIT: 2359, ATTSVILLE, MD 20784-0000, Parcel No. 20-2264059

ANY UNKNOWN OWNER OF PROPERTY THE FONTAINEBLEAU DR, CONDO UNIT: 2359, HYATTSVILLE, MD 20784-0000 Parcel No. 20-2264059, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00223

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2264059 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,840.0000 Sq.Ft. & Imps. Frenchmans Creek C Assmt \$42,333 Lib 15158 Fl 181 Unit 2359

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redeem the property with Parcel Identification Number 20-2264059 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

(4-29,5-6,5-13) 139348

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA WHITE CASTELL

Notice is given that Kimberly Poindexter, whose address is 237 Breckingridge Court, Hampton, VA 23666, was on April 6, 2021 appointed Personal Representative of the estate of Patricia White Castell, who died on November 7, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 6th day of October,

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.

> KIMBERLY POINDEXTER Personal Representative

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

Estate No. 119701 (4-29,5-6,5-13) 139376

**ORDER OF PUBLICATION** 

CHRISTOPHER BRUSZNICKI

Plaintiff,

HSR DEVELOPMENT LLC HSR DEVELOPMENT LLC HSR DEVELOPMENT LLC Equity Trust Company **Equity Trust Company** CSC Enterprises LLC CSC Enterprises LLC CSC Enterprises LLC CSC Enterprises LLC Thomas James Ross II, Trustee Andrea Davison & Jennifer Schiffer John Hawthorne, Esq. Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6213 BUCKLER RD, CLINTON, MD 20735-0000, Parcel No. 09-0848978

ANY UNKNOWN OWNER OF THE PROPERTY 6213 BUCKLER RD, CLINTON, MD 20735-0000 Parcel No. 09-0848978, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00238

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0848978 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

20,000.0000 Sq.Ft. & Imps. Bucklers Sub Lot 8 Assmt \$218,400 Lib 40586

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redeem the property with Parcel Identification Number <u>09-0848978</u> 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 <u>(4-29,5-6,5-13)</u>

# **LEGALS**

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF SYDNEY E LEWIS

Notice is given that Raymond Lewis, whose address is 9028 49th Avenue, College Park, MD 20740, was on April 6, 2021 appointed Personal Representative of the estate of Sydney E Lewis, who died on August 27, 2015 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 6th day of October,

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

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

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

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

RAYMOND LEWIS Personal Representative

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

Estate No. 120193

139378 (4-29,5-6,5-13)

# Proudly Serving Prince George's County Since 1932

#### **LEGALS**

Plaintiff,

#### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

JOAQUIM CAMPOS & ELIZA-BETH DUGGAN Branch Banking & Trust Co. Branch Banking & Trust Co. John Driscoll Et. Al. John Driscoll Et. Al. ESTATE OF JOAQUIM C CAMPOS ESTATE OF ELIZABETH HERTA DUGGAN Prince Georges County

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6002 SPELL RD, CLINTON, MD 20735-0000, Parcel No. 09-0870048

Occupant

Unknown Owners

ANY UNKNOWN OWNER OF THE PROPERTY 6002 SPELL RD, CLINTON, MD 20735-0000 Parcel No. 09-0870048, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00239

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0870048 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,120.0000 Sq.Ft. & Imps. Waldon Woods Lot 4 Blk A Assmt \$263,500 Lib 07020 Fl 726

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper baying a general given the insertion of the control of th 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 22nd day of June, 2021, and redeem the property with Parcel Identification Number 09-0870048 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

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

True Copy—Test: Mahasin El Amin, Clerk <u>1393</u>57

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

HENOC MESKELU HENOC MESKELU Carroland Gardens Condominium Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5402 85TH AVE, CONDO UNIT: 104, HYATTSVILLE, MD 20784-0000, Parcel No. 20-2239697

ANY UNKNOWN OWNER OF THE PROPERTY 5402 85TH AVE, UNIT: 104, HY-ATTSVILLE, MD 20784-0000 Parcel No. 20-2239697, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00232

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2239697 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 5402-104 1,918.0000 Sq.Ft. & Imps. Carrollan Gardens Assmt \$41,333 Lib 32612 Fl 608 Unit 104

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redeem the property with Parcel Identification Number 20-2239697 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 139353 (4-29,5-6,5-13)

# **ORDER OF PUBLICATION**

Plaintiff.

CHRISTOPHER BRUSZNICKI

KAIROS DEVELOPMENT CORP JTS Capital 3 LLC JTS Capital 3 LLC US Acquisition Property XI LLC US Acquisition Property XI LLC James Cornelsen & Christine Rush Steven Leitess & Gordon Young Prince Georges County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5620 MIDDLETON LN, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0544544

ANY UNKNOWN OWNER OF THE PROPERTY 5620 MIDDLE-TON LN, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0544544, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00240

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0544544 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

S Pt Lot 42 Eq.6670 Acres 29,055.0000 Sq.Ft. & Imps. T B Middleton Farm Assmt \$183,333 Lib 00000 Fl 000

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a 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 22nd day of June, 2021, and redeem the property with Parcel Identification New York 2007 tification Number 06-0544544 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 (4-29,5-6,5-13) 139358

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff, ROBERT DOWNS II GLENSFORD CONDOMINIUM COUO, INC. Prince Georges County Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11228 RAGING BROOK DR, CONDO UNIT: 217, BOWIE, MD

20720-0000, Parcel No. 13-1387331

ANY UNKNOWN OWNER OF THE PROPERTY 11228 RAGING BROOK DR, CONDO UNIT: 217, BOWIE, MD 20720-0000 Parcel No. 13-1387331, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00227

Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1387331 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Phase 15 Unit 217 3,895.0000 Sq.Ft. & Imps. Glensford Condo Assmt \$165,000 Lib 41850 Fl 001 Unit 217

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redom the property in the 2021 and redom the property in deem the property with Parcel Identification Number 13-1387331 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

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

True Copy—Test: Mahasin El Amin, Clerk 139350 (4-29,5-6,5-13)

139324

# **LEGALS**

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI Plaintiff,

WILLIAM J MILLER

WILLIAM I MILLER WILLIAM I MILLER WILLIAM J MILLER WILLIAM J MILLER ESTATE OF WILLIAM JOSEPH

MILLER SR ESTATE OF WILLIAM JEFFREY **MILLER** Prince Georges County

Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2301 TUEMMLER AVE, LAN-DOVER, MD 20785-0000, Parcel No. 13-1413129

ANY UNKNOWN OWNER OF THE PROPERTY 2301 TUEMMLER AVE, LANDOVER, MD 20785-0000 Parcel No. 13-1413129, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00225

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1413129 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,445.0000 Sq.Ft. & Imps. Palmer Park Lot 2 Blk L Assmt \$144,800 Lib 13793 Fl 134

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redeem the property with Parcel Identification Number 13-1413129 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 139360 (4-29,5-6,5-13)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

DENNIS MILLER JR DENNIS MILLER IR Manufacturers & Traders Trust Co. Manufacturers & Traders Trust Co. Group 9 Inc Group 9 Inc Group 9 Inc MERS INC. Prince Georges County

Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6711 DULUTH ST, LANDOVER, MD 20785-0000, Parcel No. 13-

ANY UNKNOWN OWNER OF THE PROPERTY 6711 DULUTH ST, LANDOVER, MD 20785-0000 Parcel No. 13-1380245, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00220

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1380245 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 1,2,3,4 12,500.0000 Sq.Ft. & Imps. Columbia Park Blk 17 Assmt \$208,133 Lib 36187 Fl 416

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redeem the property with Parcel Identification Number 13-1380245 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 139346 (4-29,5-6,5-13)

**BWW LAW GROUP, LLC** 6003 Executive Boulevard, Suite 101 Rockville, MD 20852

# (301) 961-6555 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

# 4807 WILLES VISION DR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated November 10, 2006, recorded in Liber 26958, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$586,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 18, 2021 AT 11:05 AM ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more

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

Terms of Sale: A deposit of \$63,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 173254-2)

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

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

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

(4-29,5-6,5-13)

#### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

JAMAAL GOODING Treetop Condominium Treetop Condominium Prince Georges County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10121 PRINCE PL, CONDO UNIT: 101-10B, UPPER MARLBORO, MD 20774-0000, Parcel No. 13-1419928

ANY UNKNOWN OWNER OF THE PROPERTY 10121 PRINCE PL, CONDO UNIT: 101-10B, UPPER MARLBORO, MD 20774-0000 Parcel No. 13-1419928, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00219

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1419928 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7th Supplement ARY Plat Unit 101-10B 1,205.0000 Sq.Ft. & Imps. Treetop Condo Assmt \$75,333 Lib 36578 Fl 382 Unit 101-10

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

It is thereupon this 12th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy 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 15th day of June, 2021, and redeem the property with Parcel Identification Number 13-1419928 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 139295 (4-22,4-29,5-6)

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff,

D AND D CAPITAL INC D AND D CAPITAL INC D AND D CAPITAL INC Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 556 WILSON BRIDGE DR. CONDO UNIT: 6757 A-1, OXON HILL, MD 20745-0000, Parcel No. 12-1318906

ANY UNKNOWN OWNER OF THE PROPERTY 556 WILSON BRIDGE DR, CONDO UNIT: 6757 A-1, OXON HILL, MD 20745-0000 Parcel No. 12-1318906, the unknown owner's heirs, devisees, and personal representatives and their or anv of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00207

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1318906 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Condominium Bl Dg 19 Unit 6757 A- 1 2,001.0000 Sq.Ft. & Imps. Wilson Bridge Assmt \$53,333 Lib 39545

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

It is thereupon this 12th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of June, 2021, and redeem the property with Parcel Identification Number 12-1318906 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

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

encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

#### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

PHOENIX WORX LLC PHOENIX WORX LLC PHOENIX WORX LLC Forest Spring Condominium Assoc. Prince Georges County Occupant Unknown Owners

Plaintiff,

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7153 CROSS ST, CONDO UNIT: 7153, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0439695

ANY UNKNOWN OWNER OF THE PROPERTY 7153 CROSS ST, CONDO UNIT: 7153, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0439695, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00215

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0439695 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 7153 & Imps. Forest Spring Cond Assmt \$100,000 Lib 40293 FI 227 Unit 7153

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

It is thereupon this 12th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of June, 2021, and redeem the property with Parcel Identification Number 06-0439695 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

#### 139296 (4-22,4-29,5-6)

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

MICAL TUCKER Huntley Square Condominium Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3325 HUNTLEY SQUARE DR, CONDO UNIT: 3325 T-2, TEMPLE HILLS, MD 20748-0000, Parcel No. 12-1272400

ANY UNKNOWN OWNER OF THE PROPERTY 3325 HUNTLEY SQUARE DR, CONDO UNIT: 3325 T-2, TEMPLE HILLS, MD 20748-0000 Parcel No. 12-1272400, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for **Prince George's County** Case No.: CAE 21-00210

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1272400 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

Unit 3325-t-2 2,023.0000 Sq.Ft. & Imps. Huntley Square Con Assmt \$38,667 Lib 42003 Fl 052 Unit 3325 T

to the plaintiff in this proceeding:

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

It is thereupon this 12th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of June, 2021, and redeem the property with Parcel Identification Number 12-1272400 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 139302 (4-22,4-29,5-6)

**LEGALS** 

CHRISTOPHER BRUSZNICKI

**ORDER OF PUBLICATION** 

Plaintiff,

LIONELL E & BARBARA J PHARAGOOD Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5401 VIRGINIA CT, OXON HILL, MD 20745-0000, Parcel No. 12-

ANY UNKNOWN OWNER OF THE PROPERTY 5401 VIRGINIA CT, OXON HILL, MD 20745-0000 Parcel No. 12-1274869, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00209

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1274869 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

9,618.0000 Sq.Ft. & Imps. Eastover Knolls Lot 44 Blk A Assmt \$292,800 Lib 04608 Fl 301

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

It is thereupon this 12th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of June, 2021, and redeem the property with Parcel Identification Number 12-1274869 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 (4-22,4-29,5-6) 139297

# **LEGALS**

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

PHILLIP BAILEY Huntcrest Condominium Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3136 BRINKLEY RD, CONDO UNIT: 12 203, TEMPLE HILLS, MD 20748-0000, Parcel No. 12-1334390

ANY UNKNOWN OWNER OF THE PROPERTY 3136 BRINKLEY RD, CONDO UNIT: 12 203, TEM-PLE HILLS, MD 20748-0000 Parcel No. 12-1334390, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00204

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1334390 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 12 Unit 2 03 2,336.0000 Sq.Ft. & Imps. Huntcrest Condomin Assmt \$61,667 Lib 32499 Fl 012 Unit 12 203

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

It is thereupon this 12th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of June, 2021, and redeem the property with Parcel Identification Number 12-1334390 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 139303 (4-22,4-29,5-6)

## **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff, JOSEPH & OBENDA SCOTT

JOSEPH & OBENDA SCOTT ESTATE OF JOSEPH SCOTT ESTATE OF JOSEPH ADRIAN Prince Georges County Occupant Unknown Owners

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5406 GALLOWAY DR, OXON HILL, MD 20745-0000, Parcel No. 12-1302322

ALL OTHER PERSONS THAT

ANY UNKNOWN OWNER OF THE PROPERTY 5406 GALLOWAY DR, OXON HILL, MD 20745-0000 Parcel No. 12-1302322, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00208

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1302322 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8,445.0000 Sq.Ft. & Imps. Clearview Manor Lot 3 Blk B Assmt \$212,467 Lib 05281 Fl 823

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

It is thereupon this 12th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of June, 2021, and redeem the property with Parcel Identification Number 12-1302322 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 139298 (4-22,4-29,5-6)

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

VALENCIA RICHARDSON Huntcrest Condominium Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3120 BRINKLEY RD, CONDO UNIT: 3 204, TEMPLE HILLS, MD 20748-0000, Parcel No. 12-1333145

ANY UNKNOWN OWNER OF THE PROPERTY 3120 BRINKLEY RD, CONDO UNIT: 3 204, TEMPLE HILLS, MD 20748-0000 Parcel No. 12-1333145, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00202

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1333145 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 3 Unit 20 4 2,336.0000 Sq.Ft. & Imps. Huntcrest Condomin Assmt \$51,000 Lib 34410 Fl 227 Unit 3 204

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

It is thereupon this 12th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of June, 2021, and redeem the property with Parcel Identification Number 12-1333145 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 139304 (4-22,4-29,5-6)

#### **LEGALS**

**ORDER OF PUBLICATION** 

CHRISTOPHER BRUSZNICKI Plaintiff,

WALTER PAUL EDWARDS Prince Georges County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6825 NASHVILLE RD, LANHAM, MD 20706-0000, Parcel No. 21-

ANY UNKNOWN OWNER OF THE PROPERTY 6825 NASHVILLE RD, LANHAM, MD 20706-0000 Parcel No. 21-2318657, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00228

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 21-2318657 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8,455.0000 Sq.Ft. & Imps. Schrom Hills Lot 11 Blk E Assmt \$267,367 Lib 42141 Fl 125

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warn ing all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redeem the property with Parcel Identification Number 21-2318657 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 139351 (4-29,5-6,5-13)

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

JONES EXECUTIVE SECURITY GROUP LLC JONES EXECUTIVE SECURITY GROUP LLC JONES EXECUTIVE SECURITY

GROUP LLC Brookside Park Condominium, Inc. Brookside Park Condominium, Inc. Prince Georges County

Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 576 WILSON BRIDGE DR, CONDO UNIT: 6777 B-2, OXON HILL, MD 20745-0000, Parcel No. 12-1319730

ANY UNKNOWN OWNER OF THE PROPERTY 576 WILSON BRIDGE DR, CONDO UNIT: 6777 B-2, OXON HILL, MD 20745-0000 Parcel No. 12-1319730, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00206

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1319730 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Condominium Bl Dg 21 Unit 6777 B- 2 2,001.0000 Sq.Ft. & Imps. Wilson Bridge Assmt \$66,000 Lib 37318 Fl 232 Unit 6777 B

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

It is thereupon this 12th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of June, 2021, and redeem the property with Parcel Identification Number 12-1319730 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

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

encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 139300 (4-22,4-29,5-6)

#### **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

ISRAELLA Y BASH ESTATE OF ISRAELLA BASH Prince Georges County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6905 CIPRIANO WOODS CT, LAN-HAM, MD 20706-0000, Parcel No.

ANY UNKNOWN OWNER OF THE PROPERTY 6905 CIPRIANO WOODS CT, LANHAM, MD 20706-0000 Parcel No. 21-2307072, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00221

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2307072 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the District in this programme of the Collector of County and the State of Maryland to the plaintiff in this proceeding:

1,520.0000 Sq.Ft. & Imps. Cipriano Woods Lot 32 Blk B Assmt \$237,067 Lib 07378 Fl 066

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redeem the property with Parcel Identification Number <u>21-2307072</u> 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 139347 (4-29,5-6,5-13)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff.

CHARLES & VIRGINIA R GARVIN Bank of America NA Bank of America NA Department of Housing & Urban Dev.

Department of Housing & Urban Dev. Paradise Settlement Services, LLC BRENDA LA ROCHE ESTATE OF CHARLES GARVIN Prince Georges County

Occupant Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4706 PELHAM CT, TEMPLE HILLS,

MD 20748-0000, Parcel No. 06-

0482745 ANY UNKNOWN OWNER OF THE PROPERTY 4706 PELHAM CT, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0482745, 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

Defendants.

# In the Circuit Court for Prince George's County

Case No.: CAE 21-00214

and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0482745 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,200.0000 Sq.Ft. & Imps. Woodberry Forest Lot 8 Blk A Assmt \$230,933 Lib 13215 Fl 021

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

It is thereupon this 12th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of June, 2021, and redeem the property with Parcel Identification Number <u>06-0482745</u> 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 139301 (4-22,4-29,5-6)

139299 (4-22,4-29,5-6)

Fl 242 Unit 6757 A

Plaintiff,

#### **LEGALS**

#### **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

LAKITA DYSON & KEITH MORANT JR LAKITA DYSON & KEITH MORANT LAKITA DYSON & KEITH

MORANT JR Investor Capital LLC Investor Capital LLC Gregory Fields Gregory Fields Iverson Square Condominium Iverson Square Condominium Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2836 IVERSON ST, CONDO UNIT: 102, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0509281

ANY UNKNOWN OWNER OF THE PROPERTY 2836 IVERSON ST, CONDO UNIT: 102, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0509281, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

## In the Circuit Court for Prince George's County Case No.: CAE 21-00196

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0509281 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 102 2,121.0000 Sq.Ft. & Imps. Iverson Square Con Assmt \$61,000 Lib 41146 Fl 387 Unit 102

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of June, 2021, and re-deem the property with Parcel Identification Number 06-0509281 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: asin El Amin, Clerk (4-15,4-22,4-29) 139251

#### **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI Plaintiff,

MELINDA REESE MELINDA REESE BARBARA & SELMA HOLLAND BARBARA & SELMA HOLLAND BRENDA QUEEN & CAROLYN COLEMAN Rosedale Estates Condominium Rosedale Estates Condominium

ESTATE OF CAROLYN COLEMAN Prince Georges County Occupant Unknown Owners ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7218 WOOD HOLLOW TER, CONDO UNIT: 7218, FORT WASH-INGTON, MD 20744-0000, Parcel No. 12-1242403

ANY UNKNOWN OWNER OF THE PROPERTY 7218 WOOD HOLLOW TER, CONDO UNIT: 7218, FORT WASHINGTON, MD 20744-0000 Parcel No. 12-1242403, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00190

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1242403 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 8 Unit 72 18 3,957,0000 Sq.Ft. & Imps. Rosedale Estates C Assmt \$160,000 Lib 40544 Fl 315 Unit 7218

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of June, 2021, and redeem the property with Parcel Identification Number 12 1242402 tification Number 12-1242403 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 (4-15,4-22,4-29)

LORENZO RANDLE

6411 Ivy Lane Suite 202

Greenbelt, MD 20770

301-446-2170

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Delorse

Wingate, whose address is 10916 Melwood Park Place, Upper Marl-boro, MD 20772, was on April 12,

2021 appointed Personal Representative of the estate of Herbert

Wingate Sr, who died on December

HERBERT WINGATE SR

# **LEGALS**

LEANNE FRYER BROYLES Frost Law 839 Bestgate Road, Suite 400 Annapolis, Maryland 21401 410-497-5947

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT M. NARGI a/k/a ROBERT MICHAEL NARGI

Notice is given that MaryJean Liter, whose address is 302 Sweet Gum Court, Middletown, DE 19709, was on March 26, 2021 appointed Personal Representative of the estate of Robert M. Nargi a/k/a Robert Michael Nargi who died on January 26, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of September, 2021.

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

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

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

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

MARYJEAN LITER Personal Representative

139377

PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119906

(4-29,5-6,5-13)

CERETA A. LEE REGISTER OF WILLS FOR

6, 2020 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 12th day of October,

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.

> DELORSE WINGATE Personal Representative

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

Estate No. 119921

139379 (4-29,5-6,5-13)

#### **LEGALS**

CHRISTOPHER BRUSZNICKI

**ORDER OF PUBLICATION** 

Plaintiff,

URBANO E FABROS URBANO E FABROS Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11232 CHERRY HILL RD, CONDO UNIT: 169, BELTSVILLE, MD 20705-0000, Parcel No. 01-0010991

ANY UNKNOWN OWNER OF THE PROPERTY 11232 CHERRY HILL RD, CONDO UNIT: 169, BELTSVILLE, MD 20705-0000 Parcel No. 01-0010991, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00193

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0010991 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,047.0000 Sq.Ft. & Imps. Cherry Glen Condo Assmt \$72,000 Lib 31635 Fl 023 Unit 169

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of June, 2021, and redeem the property with Parcel Identification Number 01-0010991 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

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Iverson Mews Condominium

Iverson Mews Condominium

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

2426 IVERSON ST, CONDO UNIT:

2426, TEMPLE HILLS, MD 20748-

ANY UNKNOWN OWNER OF

THE PROPERTY 2426 IVERSON ST,

CONDO UNIT: 2426, TEMPLE

HILLS, MD 20748-0000 Parcel No.

06-0654590, the unknown owner's

heirs, devisees, and personal repre-

sentatives and their or any of their

heirs, devisees, executors, adminis-

trators, grantees, assigns, or succes-

In the Circuit Court for

Prince George's County

Case No.: CAE 21-00241

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following property Parcel Identification Number

06-0654590 in Prince George's

County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

to the plaintiff in this proceeding:

Unit 2426 L710 2 F769 1,914.0000

Sq.Ft. & Imps. Iverson Mews Condo

Assmt \$63,667 Lib 41705 Fl 277 Unit

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for

Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper

having a general circulation in Prince George's County once a week for 3 successive weeks, warn-

ing all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and re-

deem the property with Parcel Identification Number <u>06-0654590</u> 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

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

(4-29,5-6,5-13)

encumbrances.

139359

True Copy—Test: Mahasin El Amin, Clerk

Defendants.

sors in right, title and interest

0000, Parcel No. 06-0654590

Prince Georges County

Unknown Owners

DARREN DENT

DARREN DENT

Occupant

True Copy—Test: Mahasin El Amin, Clerk 139252 (4-15,4-22,4-29)

#### **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

LISA D MCLEAN Iverson Square Condominium Iverson Square Condominium Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3833 28TH AVE, CONDO UNIT: 26, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0508788

ANY UNKNOWN OWNER OF THE PROPERTY 3833 28TH AVE, CONDO UNIT: 26, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0508788, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00197

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0508788 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 26 1,858.0000 Sq.Ft. & Imps. Iverson Square Con Assmt \$61,000 Lib 40534 Fl 055 Unit 26

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of June, 2021, and redeem the property with Parcel Identification Number <u>06-0508788</u> 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 (4-15,4-22,4-29) 139250

# ORDER OF PUBLICATION

**LEGALS** 

Plaintiff,

CHRISTOPHER BRUSZNICKI

Plaintiff,

ERNESTINE DUNLAP ERNESTINE DUNLAP Carroland Gardens Condominium ESTATE ERNESTINE DUNLAP Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5424 85TH AVE, CONDO UNIT: 202, HYATTSVILLE, MD 20784-0000, Parcel No. 20-2240521

ANY UNKNOWN OWNER OF THE PROPERTY 5424 85TH AVE, CONDO UNIT: 202, HY-ATTSVILLE, MD 20784-0000 Parcel No. 20-2240521, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00236

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 20-2240521 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 5424-202 1,918.0000 Sq.Ft. & Imps. Carrollan Gardens Assmt \$65,333 Lib 00000 Fl 000 Unit 202

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redeem the property with Parcel Identification Number 20-2240521 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 139355 (4-29,5-6,5-13)

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

WILLIAM J MILLER WILLIAM J MILLER WILLIAM I MILLER WILLIAM J MILLER

ESTATE OF WILLIAM JOSEPH MILLER SR ESTATE OF WILLIAM JEFFREY MILLER Prince Georges County Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY

1918 ALLENDALE CT, LAN-

DOVER, MD 20785-0000, Parcel No.

13-1390699 ANY UNKNOWN OWNER OF THE PROPERTY 1918 ALLEN-DALE CT, LANDOVER, MD 20785-0000 Parcel No. 13-1390699, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees. executors, administrators, grantees,

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00217

assigns, or successors in right, title

and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1390699 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,188.0000 Sq.Ft. & Imps. Palmer Park Lot 32 Blk R Assmt \$153,067 Lib 07843 Fl 735

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

It is thereupon this 12th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of June, 2021, and redeem the property with Parcel Identification Number 13-1390699 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 (4-22,4-29,5-6)139294

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

CLIFFORD E YOUNG Prince Georges County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10123 PRINCE PL, CONDO UNIT: 304-10A, UPPER MARLBORO, MD 20774-0000, Parcel No. 13-1419910

ANY UNKNOWN OWNER OF THE PROPERTY 10123 PRINCE PL, CONDO UNIT: 304-10A, UPPER MARLBORO, MD 20774-0000 Parcel No. 13-1419910, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00226

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1419910 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7th Supplement ARY Plat Unit 304-10a 1,205.0000 Sq.Ft. & Imps. Tree-top Condo Assmt \$60,000 Lib 33260 Fl 182 Unit 304-10

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redeem the property with Parcel Identification Number 13-1419910 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

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

encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 139349 (4-29,5-6,5-13)

#### **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI Plaintiff.

WILLIAM J MILLER WILLIAM J MILLER WILLIAM J MILLER

WILLIAM J MILLER ESTATE OF WILLIAM JEFFREY MILLER ESTATE OF WILLIAM JOSEPH MILLER SR

Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9002 VOLTA ST, LANHAM, MD 20706-0000, Parcel No. 20-2181188

ANY UNKNOWN OWNER OF THE PROPERTY 9002 VOLTA ST, LANHAM, MD 20706-0000 Parcel No. 20-2181188, 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

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00242

and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2181188 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

11,196.0000 Sq.Ft. & Imps. Carsondale Lot 2 Blk B Assmt \$184,133 Lib 00000 Fl 000

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redeem the property with Parcel Identification Number 20-2181188 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 (4-29,5-6,5-13) 139361

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI Plaintiff,

MARGARET MAKINDE Carroland Gardens Condominium Prince Georges County

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY

Occupant

INTEREST IN THE PROPERTY 5440 85TH AVE, CONDO UNIT: 2, HYATTSVILLE, MD 20784-0000, Parcel No. 20-2240943 ANY UNKNOWN OWNER OF THE PROPERTY 5440 85TH AVE,

CONDO UNIT: 2, HYATTSVILLE, MD 20784-0000 Parcel No. 20-2240943, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00235

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 20-2240943 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 5440-2 1,918.0000 Sq.Ft. & Imps. Carrollan Gardens Assmt \$65,333 Lib 35397 Fl 311 Unit 2

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redeem the property with Parcel Identification Number 20-2240943 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 139354 (4-29,5-6,5-13)

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#### LEGALS

#### **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff.

RAUL P & LOURDES LUCERO RAUL P & LOURDES LUCERO Harry E & Janet B Stello Carlton M Green Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5010 TECUMSEH ST, COLLEGE PARK, MD 20740-0000, Parcel No. 21-2314839

ANY UNKNOWN OWNER OF THE PROPERTY 5010 TECUMSEH ST, COLLEGE PARK, MD 20740-0000 Parcel No. 21-2314839, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00229

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2314839 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lot 2 &3 Adj 4 687 Sq Ft (8000sf Comb Fr 23 14847 A PPR Owr Req 08) 21,291.0000 Sq.Ft. & Imps. West Berwyn Blk C Assmt \$247,067 Lib

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy 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 22nd day of June, 2021, and redeem the property with Parcel Identification Number 21-2314839 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 139352 (4-29,5-6,5-13)

# **ORDER OF PUBLICATION**

NANCY L. GRASS c/o J.M.Brennan Law, L.L.C P.O. Box 3654 Glyndon, MD 21071

PLAINTIFF,

731 GLENEAGLES LLC TIMOTHY LEON CHAMBERLAIN, RESIDENT AGENT BAXTER LLC OF VIRGINIA TODD W. NORRIS, RESIDENT

AGENT DANIEL J. KOTZ, TRUSTEE PRINCE GEORGE'S COUNTY, MARYLAND

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 000731 Gleneagles Dr Fort Washington Md 20744 and described as 25,799.0000 Sq.Ft. & Imps. Tantallon On The P Lot 19 Blk D Assmt \$399,967 Lib 41642 Fl 387 and assessed to 731 Gleneagles LLC, with account number 05-0372508

DEFENDANTS.

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-01618

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

#### Account No.: 05-0372508 Known as: 000731 Gleneagles Dr Fort Washington Md 20744

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks warning all persons interweeks warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021 and to redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(4-29,5-6,5-13)

139345

ORDER OF PUBLICATION

ANTHONY DECESARIS c/o J.M.Brennan Law, L.L.C P.O. Box 3654 Glyndon, MD 21071

PLAINTIFF,

KBJ HERNANDEZ LLC MANUEL HERNANDEZ, RESIDENT AGENT AMERICAN SECURITY BANK,

JOSEPH B. TOCKARSHEWSKY & JUNIUS S. MORGAN, TRUSTEES PRINCE GEORGE'S COUNTY, MARYLAND

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 004876 Lydell Rd, Hyattsville Md 20781 and described as 101,047.0000 Sq.Ft. Kenilworth Interch Lot 8 Blk B Assmt \$606,267 Lib 38745 Fl 345 and assessed to KBJ Hernandez LLC, with account number 02-0115527

DEFENDANTS.

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-01605

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

Account No.: 02-0115527 Known as: 004876 Lydell Rd Hyattsville Md 20781

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a gen-eral 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 22nd day of June, 2021 and to redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(4-29,5-6,5-13)

# ORDER OF PUBLICATION

NANCY L. GRASS c/o J.M.Brennan Law, L.L.C P.O. Box 3654 Glyndon, MD 21071

DAVID C. MAHONEY Serve: 4646 Davis Ave., Suitland, MD 20746

PLAINTIFF,

and

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Rohnda Weaver, Acting County Attorney 1301 McCormick Drive, Suite 4100

Largo, MD 20774

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 004646 Davis Ave., Suitland, Md 20746 and described as 34,986.0000 Sq.Ft. & Imps. Bradbury Park Lot 3 Blk L Assmt \$161,567 Lib 32555 Fl 420 and assessed to Mahoney David C., with account number 06-0608208

DEFENDANTS.

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-00523

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

#### Account No.: 06-0608208 Known as: 004646 Davis Ave., Suitland Md 20746

The Complaint states, among other

things, that the amounts necessary things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks warning all persons interweeks warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021 and to redeem the property and answer the Complaint, or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk

139342 (4-29,5-6,5-13)

#### **LEGALS**

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff,

CARMICHAEL V & MOSETTA WALSTON VILLAS OF HOLLY SPRINGS CONDO. ASSOC. INC. VILLAS OF HOLLY SPRINGS CONDO. ASSOC. INC. Prince Georges County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5834 NORTH HOLLY SPRINGS DR. CONDO UNIT: 2-2, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 19-2753903

ANY UNKNOWN OWNER OF THE PROPERTY 5834 NORTH HOLLY SPRINGS DR, CONDO UNIT: 2-2, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2753903, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00244

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2753903 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,286.0000 Sq.Ft. & Imps. The Villas Of Holl Assmt \$76,000 Lib 42072 Fl 480 Unit 2-2 Bldg 2

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

It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of June, 2021, and redeem the property with Parcel Identification Number <u>18-2753903</u> 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 139362 (4-29,5-6,5-13)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERWOOD I DIVELY 2ND

Notice is given that Deirde Dively, whose address is 3610 Maureen Lane, Bowie, MD 20715, was on April 1, 2021 appointed personal representative of the small estate of Sherwood I Dively 2nd, who died on January 28, 2021 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, 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

DEIRDE DIVELY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120180

139370 (4-29)

## ORDER OF PUBLICATION

NANCY L. GRASS /o J.M.Brennan Law, L.L.C P.O. Box 3654 Glyndon, MD 21071

PLAINTIFF,

TONYA C. HARRIS NAVY FEDERAL CREDIT UNION CRISTINA ZORRILLA, TRUSTEE CAPITAL BANK, N.A. SCOT R. BROWNING & PAUL L. MERRITT, TRUSTEES SCOT R. BROWNING & PAUL L. MERRITT, TRUSTEES STATE OF MARYLAND UNITED STATES, DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE DISTRICT OF MARYLAND PRINCE GEORGE'S COUNTY,

and

MARYLAND

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 00910 Oxbridge Way, Bowie Md 20721 and described as 9,159.0000 Sq.Ft. & Imps Balk Hill-plat 1 Lot 29 Blk A Assmt \$545,767 Lib 37422 Fl 011 and assessed to Harris Tonya C., with account number 13-3621950

DEFENDANTS.

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-00524

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

#### Account No.: 13-3621950 Known as: 00910 Oxbridge Way, Bowie Md 20721

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a gen-eral 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 22nd day of June, 2021 and to redeem the property and answer the Complaint, or there after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk

(4-29,5-6,5-13) 139340

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EARLDINE GONZALEZ** 

Notice is given that Hildo Gonza-lez, whose address is 2326 Kirby Drive, Temple Hills, MD 20748, was on April 14, 2021 appointed Personal Representative of the estate of Earldine Gonzalez, who died on November 10, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 14th day of October,

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.

HILDO GONZALEZ Personal Representative

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

Estate No. 119624 (4-29,5-6,5-13) <u>139373</u>

#### **ORDER OF PUBLICATION**

NANCY L. GRASS c/o J.M.Brennan Law, L.L.C P.O. Box 3654 Glyndon, MD 21071

PLAINTIFF,

ESTATE OF ELIJAH MCKINLEY MCKINLEY ELIJAH REV TRUST ELIJAH MCKINLEY, TRUSTEE KHYSHA L. MCKINLEY, PERSONAL REPRESENTATIVE PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Rohnda Weaver, Acting County Attorney 1301 McCormick Drive, Suite 4100

Largo, MD 20774

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 001024 Carrington Ave., Capital Heights MD 20743 and described as 4,500.0000 Sq.Ft. & Imps. Highland Gardens Lot 2 Blk B Assmt \$191,300 Lib 0000 Fl 000 and assessed to Mckinley Elijah Rev Trust, with account number 18-2066538

DEFENDANTS.

# In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-00522

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

#### Account No.: 18-2066538 Known as: 001024 Carrington 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 19th day of April, 2021, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a gen-eral 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 22nd day of June, 2021 and to redeem the property and answer the Complaint, or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk

(4-29,5-6,5-13)

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF LANCEWELL V. RAY

Notice is given that Paul E. Ray, whose address is 5308 Second Street NW, Washington, DC 20011, was on April 1, 2021 appointed Personal Representative of the estate of Lancewell V. Ray, who died on December 30, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 1st day of October,

Any person having a claim against

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

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

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

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

> PAUL E. RAY Personal Representative

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

Estate No. 119723 (4-29,5-6,5-13)

#### **ORDER OF PUBLICATION**

ANTHONY DECESARIS c/o J.M.Brennan Law, L.L.C Glyndon, MD 21071

PLAINTIFF,

TDB PROPERTIES LLC DIANA L. HAVENNER, RESIDENT AGENT COMMUNITY BANK OF TRI-COUNTY SHELLEY MASCARO, RESIDENT AGENT GREGORY C. COCKERHAM,

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

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 003711 Forestville Rd. District Height Md known as: 003711 20747 and described as 21,780.0000 Sq.Ft. Assmt \$61,700 Map 089 Grid F2 Par 043 Lib 21250 Fl 288 and assessed to TDB Properties LLC, with account number 06-0555292

DEFENDANTS.

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-01621

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

#### Account No.: 06-0555292 Known as: 003711 Forestville Rd District Height Md 20747

The Complaint states, among other

things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of April, 2021, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a gen-eral 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 22nd day of June, 2021 and to redeem the property and answer the Complaint, or therefter a Final Judgment will be effect. after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk

139344 (4-29,5-6,5-13)

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANGELA R. PROPHET

Notice is given that Amanda Prophet, whose address is 13186 Ripon Pl., Upper Marlboro, MD 20772, was on March 31, 2021 appointed Personal Representative of the estate of Angela R. Prophet, who died on January 17, 2021 without a

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 30th day of Septem-

Further information can be ob-

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

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

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

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

AMANDA PROPHET Personal Representative

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

Estate No. 119726 139375 (4-29,5-6,5-13)

IT PAYS TO ADVERTISE! Call Brenda Boice at 301-627-0900

# The Prince George's Post

#### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff.

GARLAND R & MARGARET E BLOOMFIELD ESTATE OF GARLAND RAY BLOOMFIELD

ESTATE OF GARLAND RAY BLOOMFIELD Prince Georges County Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1301 PINE LN, ACCOKEEK, MD 20607-0000, Parcel No. 05-0390518

ANY UNKNOWN OWNER OF THE PROPERTY 1301 PINE LN, ACCOKEEK, MD 20607-0000 Parcel No. 05-0390518, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00200

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0390518 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

20,344.0000 Sq.Ft. & Imps. Livingston Grove Lot 40 Assmt \$215,433 Lib 14066 Fl 258

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice 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 8th day of June, 2021, and re-deem the property with Parcel Identification Number 05-0390518 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

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

True Copy—Test: Mahasin El Amin, Clerk (4-15,4-22,4-29) 139248

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

IOSE R CORTEZ CENTER STREET LENDING VIII SPE, LLC CENTER STREET LENDING VIII SPE, LLC

MICHAEL MARSHALL Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4816 WHEELER RD, OXON HILL, MD 20745-0000, Parcel No. 12-1322163

ANY UNKNOWN OWNER OF THE PROPERTY 4816 WHEELER RD, OXON HILL, MD 20745-0000 Parcel No. 12-1322163, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00184

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1322163 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

11,926.0000 Sq.Ft. & Imps. Woodsridgeways Ad Lot 9 Blk EYE Assmt \$183,567 Lib 42398 Fl 565

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of June, 2021, and redeem the property with Parcel Identification Number 12-1322163 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

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

encumbrances.

139257 (4-15,4-22,4-29)

#### **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff.

ETHELLE GREENHILL TOWNS AT WALKER MILL CONDO. ASSOC., INC. TOWNS AT WALKER MILL CONDO. ASSOC., INC. Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6827 MILLTOWN CT, CONDO UNIT: 6827, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-

ANY UNKNOWN OWNER OF THE PROPERTY 6827 MILLTOWN CT, CONDO UNIT: 6827, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0502815, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00198

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0502815 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 6 Unit 68 27 4,044.0000 Sq.Ft. & Imps. The Towns At Walke Assmt \$125,333 Lib 41396 Fl 284 Unit 6827

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of June, 2021, and re-deem the property with Parcel Identification Number <u>06-0502815</u> 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 (4-15,4-22,4-29)

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

LEVESON GASQUE APRIL & VERNON MARTIN Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5303 KENMONT RD, OXON HILL, MD 20745-0000, Parcel No. 12-

ANY UNKNOWN OWNER OF THE PROPERTY 5303 KENMONT RD, OXON HILL, MD 20745-0000 Parcel No. 12-1227347, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00191

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1227347 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,6116.0000 Sq.Ft. & Imps. Glass-manor Lot 23 Blk L Assmt \$190,267 Lib 07409 Fl 539

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of June, 2021, and redeem the property with Parcel Identification Number 12-1227347 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 (4-15,4-22,4-29) 139253

# **LEGALS**

CHRISTOPHER BRUSZNICKI

**ORDER OF PUBLICATION** 

Plaintiff.

GRACELAND BIBLE FAITH CHURCH OF GOD INC GRACELAND BIBLE FAITH CHURCH OF GOD INC First National Bank of PA First National Bank of PA Precious Barnes Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8411 OLD MARLBORO PIKE, CONDO UNIT: 16, UPPER MARL-BORO, MD 20772-0000, Parcel No. 06-0426585

ANY UNKNOWN OWNER OF THE PROPERTY 8411 OLD MARL-BORO PIKE, CONDO UNIT: 16, UPPER MARLBORO, MD 20772-0000 Parcel No. 06-0426585, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00177

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0426585 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 16 7,365.0000 Sq.Ft. & Imps. Penn-belt Industri Assmt \$239,400 Lib 37845 Fl 267 Unit 16

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of June, 2021, and re-deem the property with Parcel Identification Number 06-0426585 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

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

True Copy—Test: Mahasin El Amin, Clerk (4-15,4-22,4-29) 139260

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff.

FERRUFINO CONSTRUCTION LLC FERRUFINO CONSTRUCTION LLC Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7809 DEN MEADE AVE. FORT WASHINGTON, MD 20744-0000,

ANY UNKNOWN OWNER OF THE PROPERTY 7809 DEN MEADE AVE, FORT WASHING-TON, MD 20744-0000 Parcel No. 12-1278852, 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

Parcel No. 12-1278852

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00187

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1278852 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Plat 2 14,997.0000 Sq.Ft. Apple Grove Lot 24 Blk M Assmt \$76,100 Lib 41532 Fl 308

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of June, 2021, and redeem the property with Parcel Identification Number 12-1278852 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

139256

True Copy—Test: Mahasin El Amin, Clerk (4-15,4-22,4-29)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff.

JAYESH A PATEL Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7423 DOMINION DR, OXON HILL, MD 20745-0000, Parcel No. 12-1252139

ANY UNKNOWN OWNER OF THE PROPERTY 7423 DOMINION DR, OXON HILL, MD 20745-0000 Parcel No. 12-1252139, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00189

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1252139 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,977.0000 Sq.Ft. & Imps. River Ridge Estate Lot 29 Blk EYE Assmt \$224,667 Lib 31285 Fl 036

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice 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 8th day of June, 2021, and re-deem the property with Parcel Identification Number 12-1252139 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

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

True Copy—Test: Mahasin Él Amin, Clerk (4-15,4-22,4-29) 139255

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RUTH ELLEN SCOTT** 

Notice is given that Dana E Scott-Sobus, whose address is 34962 Pyle Center Road, Frankford, DE 19945, was on January 26, 2021 appointed Personal Representative of the estate of Ruth Ellen Scott who died on April 6, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of July, 2021.

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

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

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

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

DANA E SCOTT-SOBUS Personal Representative

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

> Estate No. 119127 (4-22,4-29,5-6)

# **NOTICE**

FOR THE CHANGE OF

IN THE MATTER OF:

Yaa Amoakoa Ofori

139309

NAME TO: Yaa Sem Ofori

#### Prince George's County, Maryland Case No. CAE 21-03990 A Petition has been filed to change

In the Circuit Court for

the name of (Minor Child(ren)) Yaa Amoakoa Ofori to Yaa Sem Ofori. The latest day by which an objection to the Petition may be filed is the May 18, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139339 (4-29)

#### **LEGALS**

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff

DONNELL & ALICE P WILLIAMS Prince Georges County Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2207 DAWN LN, TEMPLE HILLS, MD 20748-0000, Parcel No. 12-

ANY UNKNOWN OWNER OF THE PROPERTY 2207 DAWN LN, TEMPLE HILLS, MD 20748-0000 Parcel No. 12-1373802, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00181

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1373802 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,513.0000 Sq.Ft. & Imps. Hillcrest Towne Lot 64 Blk A Assmt \$160,633 Lib 04568 Fl 684

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in George's County once a week for 3 successive weeks, warning all persons interested in the the 8th day of June, 2021, and redeem the property with Parcel Identification Number 12-1373802 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 (4-15,4-22,4-29) 139258

#### **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff.

JEROME R & EVELYN A GOLDRING Prince Georges County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 402 WARBURTON OAKS DR, FORT WASHINGTON, MD 20744-0000,

Parcel No. 05-0326660 ANY UNKNOWN OWNER OF THE PROPERTY 402 WARBUR-TON OAKS DR, FORT WASHING-TON, MD 20744-0000 Parcel No. 05-0326660, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or succes-

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 21-00180

sors in right, title and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0326660 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,298.0000 Sq.Ft. & Imps. Franklin Square Lot 60 Blk A Assmt \$250,400 Lib 04551 Fl 428

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

It is thereupon this 5th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of June, 2021, and re-deem the property with Parcel Identification Number 05-0326660 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

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

True Copy—Test: Mahasin El Amin, Clerk 139259 (4-15,4-22,4-29)

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# **LEGALS**

Matthew J Dyer, Esq. P.O. Box 358 Upper Marlboro, MD 20773 301-627-5222

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF THOMAS HENRY LEWIS

Notice is given that Anthony A Lewis, whose address is 3102 Brink-ley Station Drive, Temple Hills, MD 20748 and Ann E Newman, whose address is P.O. Box 128, Accokeek, MD 20607, were on March 29, 2021 appointed co-Per-sonal Representatives of the estate of Thomas Henry Lewis, who died on January 27, 2021 without a will.

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

sentatives or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of September, 2021.

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

(1) Six months from the date of the decedent's death, 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 co-personal representatives mails or other-wise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the 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.

ANTHONY A LEWIS ANN E NEWMAN Co-Personal Representatives

Cereta A. Lee REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Upper Marlboro, MD 20773-1729

Estate No. 120043 139278 (4-15,4-22,4-29)

Joyce Ann Williams 7981 Eastern Ave #C-4 Silver Spring, MD 20910 301-585-1970

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

jaw@jwilliamslaw.com

#### NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROLYN WATKINS TAYLOR

AKA: CAROLYN JEANETTE WATKINS TAYLÓR Notice is given that Kimberley Y. Brown, whose address is 4902 Glassmanor Drive, Oxon Hill, MD 20745, was on April 2, 2021 appointed Personal Representative of the estate of Carolyn Watkins Taylor, aka: Carolyn Jeanette Watkins Taylor, who died on January 20,

2021 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of October, 2021. Any person having a claim against

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

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

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

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

> KIMBERLEY Y. BROWN Personal Representative

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

139279

(4-15,4-22,4-29)

Estate No. 120120

# True Copy—Test: Mahasin El Amin, Clerk

JULIA ANDERSON REINHART Anderson Reinhart Law, LLC 92 Franklin Street Annapolis, Maryland 21401 410-268-5035

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM A. MERCANTI, AKA WILLIAM ANTHONY **MERCANTI** 

Notice is given that Roger A. Mercanti, whose address is 2828 Elder Road, N.E., Lancaster, Ohio 43130, was on February 12, 2021 appointed Personal Representative of the estate of William A. Mercanti, aka William Anthony Mercanti who died on November 18, 2020 with a will.

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

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

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

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

ROGER A. MERCANTI Personal Representative

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

> Estate No. 119106 (4-29,5-6,5-13)

> > Plaintiffs

139372

**NOTICE** 

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

**NOTICE** 

VS. Elfrieda E. Smith and

Mary H. Carroll Defendants

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND CIVIL NO. CAEF 20-12108

ORDERED, this 21st day of April, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7402 Lenham Drive, Fort Washington, Maryland 20744 menwashington, Maryland 20/44 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 21st day of May, 2021

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 21st day of May, 2021, next.

The report states the amount of sale to be \$255,000.00.

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

(4-29,5-6,5-13) 139365

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

> NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

301-762-8872

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUZ R. NAVAL

Notice is given that Glen N. Dizon, whose address is 2376 Sky Valley Drive, Grove City, OH 43123, was on February 25, 2021 appointed Personal Representative of the estate of Luz R. Naval who died on January 16, 2021 with a will.

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

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

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

(1) Six months from the date of the decedent's death, 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. Ćlaim forms may be obtained from the Register of Wills.

GLEN N. DIZON Personal Representative

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

Estate No. 119586 (4-15,4-22,4-29) 139272

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

> Substitute Trustees/ Plaintiffs.

MUHAMMAD MCNEIL

1412 Billings Avenue Capitol Heights, MD 20743 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-23664

Notice is hereby given this 21st day of April, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1412 Billings Av-enue, Capitol Heights, MD 20743, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of May, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

21st day of May, 2021.
The report states the purchase price at the Foreclosure sale to be \$203,000.00.

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

(4-29,5-6,5-13) 139364

#### **LEGALS**

Erica T. Davis 1401 Rockville Pike Ste. 650 Rockville, MD 20852 301-738-7685

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CATHERINE DELORES BOWMAN

Notice is given that Cynthia Dory, whose address is 11207 Old York Road, Bowie, MD 20721, was on March 23, 2021 appointed Personal Representative of the estate of Catherine Delores Bowman who died on February 17, 2021 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of September, 2021.

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

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

CYNTHIA DORY Personal Representative

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

Estate No. 120085

139273 (4-15,4-22,4-29)

# **NOTICE**

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

Substitute Trustees/ Plaintiffs,

IVORY L. MCKNIGHT 9507 Small Drive Clinton, MD 20735

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-17312

Notice is hereby given this 21st day of April, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9507 Small Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 21st day of May, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of May, 2021.

The report states the purchase price at the Foreclosure sale to be \$270,000.00.

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

139368 (4-29,5-6,5-13)

TOWN OF UNIVERSITY PARK

**CHARTER RESOLUTION** 

21-CR-01

On April 5, 2021, the Common

Council adopted, and on April 6,

2021 the Mayor signed, Charter Resolution 21-CR-01, which amends the

Charter of the Town of University

Park, by repealing and re-enacting

Article VI, "Finance", Section 602,

"Budget" and Section 606, "Appro-

priations Lapse After One Year" and

enacting new Section 620 "Submis-

sion and Adoption of Capital Im-

provement Program" to make

provision for a Capital Improve-

ment Program as part of the Town

budget that may continue from fis-

cal year to fiscal year. At least 21

days advance notice of the public

hearing concerning the adoption of

the University Park Town Hall, 6724

Baltimore Avenue, University Park,

MD 20782 for forty days, until May

15, 2021. The amendment will take

effect fifty days after enactment on

May 25, 2021, unless petitioned to

referendum in a manner prescribed

MAYOR AND COMMON

COUNCIL

TOWN OF UNIVERSITY PARK

By: Lenford C. Carey, Mayor

Suellen M. Ferguson, Esq.

Town Attorney

139286

20-CR-01 was provided.

LINDA M BROWN 14405 Laurel Place Suite 316 Laurel MD 20707 240-264-6087

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA G SMITH

Notice is given that Christine Brett, whose address is 12903 Bentley Grove Place, Laurel, MD 20708, was on December 4, 2020 appointed Personal Representative of the estate of Patricia G Smith who died on September 27, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of June, 2021. Any person having a claim against

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

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

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

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

PATRICIA G SMITH Personal Representative

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

Estate No. 118933

139275 (4-15,4-22,4-29)

#### **NOTICE**

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

Substitute Trustees

MARQUIS R. COLQUITT 6934 Stoddert Lane

Landover, MD 20785 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-12945

Notice is hereby given this 14th day of April, 2021, by the Circuit ourt for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6934 Stoddert Lane, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of May, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of May, 2021.

The report states the purchase price at the Foreclosure sale to be \$375,000.00.

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

139306 (4-22,4-29,5-6)

# **LEGALS**

# **NOTICE**

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

Substitute Trustees/ Plaintiffs,

JAMES V. WASHINGTON (DE-CEASED) 9217 Morley Road Lanham, MD 20706 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-00039

Notice is hereby given this 8th day of April, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9217 Morley Road, Lanham, MD 20706, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of May, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of May, 2021. The report states the purchase

price at the Foreclosure sale to be \$305,000.00.

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

**LEGALS** 

# COUNTY COUNCIL HEARINGS

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

**TUESDAY, MAY 4, 2021** 

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

10:00 A.M.

Notice is hereby given that on Tuesday May 4, 2021, the County Council of Prince George's County, Maryland, will hold the following

CB-007-2021 (DR-2) - AN ACT CONCERNING BUILDING CODE OF PRINCE GEORGE'S COUNTY for the purpose of updating the provisions of the Housing Code of Prince George's County (the 'County") to conform to the 2018 edition of the International Property Maintenance Code.

CB-008-2021 (DR-2) - AN ORDINANCE CONCERNING C-O ZONE for the purpose of amending the Commercial Table of Uses Permitted to permit Townhouse uses in the C-O (Commercial Office) Zone, under

CB-013-2021 (DR-3) - AN ORDINANCE CONCERNING FARM **BREWERIES** for the purpose of providing a definition for Farm brewery, amending the Residential Table of Uses in the Zoning Ordinance to permit Farm Brewery uses in the O-S (Open Space) Zone of Prince George's County, subject to certain specified requirements.

CB-020-2021 (DR-2) - AN ACT CONCERNING BUILDING CODE OF PRINCE GEORGE'S COUNTY for the purpose of updating the provisions of the Building Code of Prince George's County (the County") to conform to the 2017 editions of the National Electrical

CB-024-2021 (DR-2) - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS, INTRADEPARTMENTAL TRANSFER OF AP-PROPRIATIONS AND INTERDEPARTMENTAL TRANSFER OF **APPROPRIATIONS** for the purpose of declaring additional revenue and appropriating to the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2021 Budget and transferring surplus appropriation between various agencies and providing an appropriation adjustment to the Special Revenue Fund.

CB-027-2021 - AN ACT CONCERNING 2021-2022 COMPENSA-TION REVIEW BOARD - REVISED APPOINTMENTS for the purpose of revising certain appointments to the Compensation Review Board; and generally regarding the Compensation Review Board.

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

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

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

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

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

ATTEST: Donna J. Brown Clerk of the Council

139321

# **LEGALS**

(4-22,4-29)

# **ELECTION NOTICE**

#### <u>CITY OF NEW CARROLLTON VOTE BY MAIL ELECTION</u> **MONDAY MAY 3, 2021**

The City of New Carrollton 2021 Election will be conducted by mail. Ballots can be returned via mail or on Election Day (Monday, May 3, 2021) ballots must be placed in an exterior locked drop box located in the front of the City of New Carrollton Municipal Center (6016 Princess Garden Parkway, New Carrollton, Maryland 20784) from 7:00 a.m. until 8:00 p.m. All ballots must be received by 8:00 p.m. on Election Day to be counted.

This election is to select three (3) City Councilmembers. The Councilmembers will be elected to serve a 2-year term expiring in May 2023.

The following individuals have been certified as candidates:

For Councilmember (Vote for no more than three) Katrina R. Dodro Raneda L. King Lincoln HG Lashley Sarah Potter Robbins Duane H. Rosenberg Briana Urbina

Charles Davis, Chairman Board of Elections City of New Carrollton 139315

(4-22,4-29)

# **LEGALS**

#### City of District Heights **Notice of Election**

The City of District Heights, Maryland will hold a **SPECIAL ELECTION** for the purpose of electing a Commissioner for Ward 1. (Ward 1 Residents Voting ONLY)

The election will take place on: Monday - May 3, 2021

Polls open 10am to 8pm

Location: District Heights Family and Youth Services Bureau Building 6421 Atwood Street District Heights, MD 20747

The following candidates have been certified to run for office in the City of District Heights:

> Stephen Baker, Jr. **Xander Harcourt**

# LEGALS

Plaintiffs

# **NOTICE**

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

Estate of Mutombo Kankonde Defendant

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

CIVIL NO. CAEF 20-11327

ORDERED, this 21st day of April, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1836 Metzerott Rd 1912, Hy-attsville, Maryland 20783 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 21st day

of May, 2021 next, provided a copy

of this notice be inserted in some newspaper published in said County once in each of three succes-

sive weeks before the 21st day of

The report states the amount of sale to be \$73,000.00.

May, 2021, next.

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

139366 (4-29,5-6,5-13)

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

CIVIL NO. CAEF 20-12974

2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14163 Spring Branch Drive, Upper Marlboro, Maryland 20772 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 21st day of May, 2021 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 21st day of

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

May, 2021, next.

139367

Substitute Trustees Plaintiffs

Rita L. Butler Defendant

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

ORDERED, this 21st day of April,

The report states the amount of sale to be \$241,000.00.

True Copy—Test: Mahasin El Amin, Clerk

(4-29,5-6,5-13)

(4-15,4-22,4-29,5-6)

A copy of the Charter Resolution shall be posted on the entrance to

MAHASIN EL AMIN Clerk, Circuit Court for

139261

(4-29)

(4-15,4-22,4-29) 139369

PRINCE GEORGE'S COUNTY

#### **GOVERNMENT Board of License**

Commissioners (Liquor Control Board)

REGULAR SESSION

MAY 12, 2021

1. t/a El Mexireno – Request for a Special Entertainment Permit. Continued from the January 8, 2020 Hearing.

Licensee is represented by Melvin Kodenski, Esquire

2. Maria Aguilar, President/Secretary/Treasurer, Sofia and Gicelle, Inc., t/a Fast Eddie's, 4801 Allentown Road, Suitland, 20746. Class B(BLX), Beer, Wine and Liquors, is summonsed to show cause for an alleged violation of R.R. No. 10 (2) failure to comply with all State laws and R.R. No. 26 (B)(4) failure to comply with all State laws of the Rules and Regulations for Prince George's County, to wit; That on or about March 6, 2021 at approximately 11:45 p.m., Inspectors Bowden and North of the Prince George's County Board of License Commissioners conducted an inspection at the li-censed premises located at 4801 Allentown Road, Suitland, MD. Inspector Bowden and North observed patron dancing in the establishment, not wearing face masks, not social distancing and the establishment was over capacity. Dancing was not permitted under the County Executive's Order at that time. Continued from the April 14, 2021 Hearing. Licensee is represented by Victor Ramirez, Esquire

3. Jay Patel, Member-Manager, Kirti K. Patel, Member-Authorized Person, Nicki, LLC, t/a Meyers Liquors, 3601 Old Silver Hill Road Silver Hill, 20746, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler of the Annotated Code of Maryland and R.R. No. 11 of the Rules and Regulation for Prince George's County, to wit; That on or about March 1, 2021 at approximately 4:30 p.m., Inspector Bagby of the Prince George's County Board of License Commissioners entered Meyers Liquors located at 3601 Old Silver Hill Road, Silver Hill, MD to conduct a routine inspection. While checking inventory boxes, Inspector Bagby came across three (3) cases of Stoli Vodka, one (1) mango flavored and two (2) pineapple flavored that had the name of Distler Bob as the establishment of receivership. The establishment could not produce invoices to show that the alcohol belonged to Meyers Liquors. These items were confiscated as evidence.

A virtual hearing will be held via Zoom at 7:00 p.m., Wednesday, May 12, 2021. To attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <a href="http://bolc.mypgc.us">http://bolc.mypgc.us</a> or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting out at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard

Director April 21, 2021 139380

THE ORPHANS' COURT FOR

(4-29,5-6)

PRINCE GEORGE'S COUNTY, **MARYLAND** P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of: LAWRENCE RAY PAULEY Estate No.: 116668

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by Philip Barnes for judicial probate of the copy of the will dated 12/30/2019 and for the appointment of a per-sonal representative. A VIRTUAL hearing will be held June 10, 2021 at 10:15 AM.

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

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

139371 (4-29,5-6)

# NOTICE

IN THE MATTER OF: Jestan Tryone Montgomery

FOR THE CHANGE OF Justin Tyrone Montgomery

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-03284

A Petition has been filed to change the name of Jestan Tryone Mont-gomery to Justin Tyrone Mont-

The latest day by which an objection to the Petition may be filed is the May 18, 2021.

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

139333

#### **NOTICE**

IN THE MATTER OF: Orangiel Massey

FOR THE CHANGE OF Orangjel Massey

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04096

A Petition has been filed to change the name of Orangiel Massey to Orangjel Massey.

The latest day by which an objectịon to the Petition may be filed is the May 18, 2021.

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

#### **NOTICE**

IN THE MATTER OF: Omotewoabola Adunoluwa Akinpelumi Akinrinsola Onteoluwa Akinpelumi

FOR THE CHANGE OF NAME TO: Grace Tewogbola Akinjide Akinrinsola Albert Akinjide

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-03504

A Petition has been filed to change the name of (Minor Child(ren)) Omotewoabola Adunoluwa Akinpelumi to Grace Tewogbola Akin-jide and Akinrinsola Onteoluwa Akinpelumi to Akinrinsola Albert Akinjide.

The latest day by which an objection to the Petition may be filed is the May 18, 2021.

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

#### **NOTICE**

IN THE MATTER OF: Henrietta Awo Tiwaa Osei-Anto

FOR THE CHANGE OF

Henrietta Awo Tiwaa Amoako

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-03948

A Petition has been filed to change the name of Henrietta Awo Tiwaa Osei-Anto to Henrietta Awo Tiwaa Amoako.

The latest day by which an objection to the Petition may be filed is the May 18, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139335 (4-29)

# NOTICE

IN THE MATTER OF: Aiden Kennedy Cheatham

FOR THE CHANGE OF NAME TO: Aiden Paul Porter

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-03989

A Petition has been filed to change the name of (Minor Child(ren)) Aiden Kennedy Cheatham to Aiden

The latest day by which an objectịon to the Petition may be filed is the May 18, 2021.

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

# NOTICE

IN THE MATTER OF: Aiya Adelani Akande Ayjis Adelola Akande

FOR THE CHANGE OF NAME TO: Aiya Adelani Clark

Ayjis Adelola Clark In the Circuit Court for

# Prince George's County, Maryland

Case No. CAE 21-01797 A Petition has been filed to change the name of (Minor Child(ren)) Aiya Adelani Akande to Aiya Adelani

Ayjis Adelola Clark. The latest day by which an objection to the Petition may be filed is the May 18, 2021.

Clark and Ayjis Adelola Akande to

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139332 (4-29)

# **NOTICE**

IN THE MATTER OF: JeTrice DaNae Carr

FOR THE CHANGE OF NAME TO:

JeTrice DaNae Simmons

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-03991

A Petition has been filed to change the name of JeTrice DaNae Carr to JeTrice DaNae Simmons.

The latest day by which an objection to the Petition may be filed is the May 18, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139331

# **LEGALS**

IN THE MATTER OF: Austin Jhovany Lopez Juarez

**NOTICE** 

FOR THE CHANGE OF

Austin Jackson Claure Juarez

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04049

A Petition has been filed to change the name of (Minor Child(ren)) Austin Jhovany Lopez Juarez to

Austin Jackson Claure Juarez. The latest day by which an objection to the Petition may be filed is the May 18, 2021.

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

139328

#### **NOTICE**

IN THE MATTER OF: Eliel Ilmer Gutierrez Juarez

FOR THE CHANGE OF NAME TO:

#### Eliel Ilmer Claure Juarez In the Circuit Court for Prince George's County, Maryland

Case No. CAE 21-04048 A Petition has been filed to change the name of (Minor Child(ren)) Eliel Ilmer Gutierrez Juarez to Eliel Ilmer

The latest day by which an objection to the Petition may be filed is the May 18, 2021.

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

#### **SUMMARY NOTICE OF SALE**

# PRINCE GEORGE'S COUNTY, MARYLAND

\$271,665,000\* General Obligation Consolidated Public Improvement Bonds, Series 2021A (the "Bonds")

Prince George's County, Maryland, a body corporate and politic (the "County") intends to receive electronic proposals via BiDCOMP/PAR-ITY at the Office of Finance, Suite 1100, Wayne K. Curry Administration Building, 1301 McCormick Drive, Largo, Maryland 20774 on:

#### **TUESDAY, MAY 18, 2021**

until 10:45 a.m., Prevailing Eastern Time, for the purchase of the abovereferenced Bonds of the County. The Bonds are dated the date of issuance and bear interest payable on January 1, 2022, and semiannually thereafter on July 1 and January 1, until maturity or earlier redemption. All proposals must be submitted through BiDCOMP/PARITY. Bids will be accepted pursuant to the Notice of Sale for the Bonds.

If no acceptable bids are received on such date, the County will receive proposals for the Bonds on such later day as shall be determined by the County until the Bonds are sold or this Notice is withdrawn by the County. The principal amount of the Bonds is subject to adjustment as further provided in the Notice of Sale. Any such changes will be communicated by the County through BiDCOMP/PARITY (www.i-dealprospectus.com).

In addition, notice of any day, other than Tuesday, May 18, 2021, for receiving proposals for the Bonds will be communicated by the County through BiDCOMP/PARITY (www.i-dealprospectus.com).

The Notice of Sale and the Preliminary Official Statement issued in connection with the sale of the Bonds may be obtained on or after May 12, 2021 at www.i-dealprospectus.com or from the County's Financial Advisor: Public Advisory Consultants, Inc., Lguthorn@paconsults.com, or (410) 971-2079.

# PRINCE GEORGE'S COUNTY, MARYLAND

By Angela D. Alsobrooks **County Executive** 

\*Preliminary, subject to change.

301-685-5358.

139382 (4-29)

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

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

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

You must reclaim these vehicles by: 05/10/2021

Please contact the Revenue Authority of Prince George's County at:

#### **ALLEYCAT TOWING & RECOVERY** 5110 BUCHANAN ST **EDMONSTON, MD 20781** 301-864-0323

2002	FORD	E250			1FTNE24L02HA36234
2006	GMC	C5500			1GDE5V1266F433358
1982	CHEVROLE	T P30	DC	DR6915	1GTHP32M8C3502547
2002	BMW	745LI	VA	UVS8180	WBAGN63482DR03989
2006	BMW	330XL			WBAVD33576KV63303
2011	FORD	EDGE			2FMDK3GC0BBB20133
2004	HONDA	CIVIC	MD	8EL6150	2HGES26844H553911
2005	NISSAN	ALTIMA			1N4AL11D15N927057

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

2008 LINCOLN MKX URE8444 2LMDU88C58BJ14203 ACCORD UZU3258 1HGCG327XYA013902 2000 HONDA

> JD TOWING 2817 RITCHIE RD **FORESTVILLE, MD 20747**

301-967-0739 2006 CADILLAC CTS 1G6DP577260105650 2006 INTL HARVESTER 4300

1HTMMAAL46H251153 139383

# THIS COULD BE **YOUR** AD!

Call 301-627-0900 for a quote.

#### **LEGALS**

#### NOTICE

# CITY OF GLENARDEN FY 2022 BUDGET AND TAX RATE NOTICE

The FY 2022 budget for the City of Glenarden is available for inspection by the public.

A copy of the Budget can be obtained from City Hall at the James R. Cousin Jr. Municipal Center, 8600 Glenarden Parkway, Police Department Foyer, Glenarden, Maryland 20706, Monday thru Friday from 8:30am to 5:00pm.

The Budget Hearing will be held on Tuesday, May 18, 2021, at 6:30pm. (Vir-

The real property tax rate to be levied for FY 2022 will be \$0.3481 per \$100.00 assessed value, and the personal property tax rate to be levied for FY 2022 will be \$0.83 per \$100.00 assessed value.

Mayor's Proposed FY 2022 Budget

#### **REVENUES**

r im	¢2 (71 <b>2</b> 70
Local Taxes	\$3,671,279
Licenses & Permits	\$248,375
Intergovernmental	\$96,001
Service Charges	\$543 <i>,</i> 750
Interfund Transfers	\$95,500
Other	<u>\$91,450</u>
Total	\$4,746,355

#### **EXPENSES**

Administration	\$484,732
Legal	\$60,000
Cable	\$68,750
Legislative	\$203,353
Finance	\$279,557
Executive	\$25,743
Public Safety	\$1,591,624
Code Enforcement	\$142,191
Public Work	\$511,795
Community and Economic	
Development	\$0
Operations	\$1,268,437
Debt Service	\$25,212
Veterans Memorial Park	\$1,500
Other	\$7,700
Total	\$4,670,594
Reserve for City Saving	
Account	\$0
Reserve for Future Capital	
Projects	\$0
Totaĺ	\$4,670,594
Surplus/(Deficit)	\$76,261

#### **Special Revenue Fund:**

Revenue

Police Grant	\$60,000
PEG Grant	\$25,500
Camera Photo Enforcement	\$30,000
Nutritional Site	\$0
Total	\$115,500
Expenditures	
Police Appropriations	\$60,000
PEG	\$25,500
Camera Photo	\$30,000
Nutritional Site	\$0

#### Surplus (Deficit) C---: (-1 D---:

Capital Projects	
Financing Sources	
FY2022 Budget Surplus	\$75,763
General Fund	\$496,000
Open Space Grant	\$183,500
Highway User Revenue	\$179,865
General Fund Surplus - Police Cars	\$120,686
Gold Room Transfer	
\$30,000	

# Total

Expenditures	
City Hall New Insulation	\$100,000
Police Vehicles and Related Equipment	\$120,686
Admin Car	\$30,000
MLK Park Renovations	\$183,500
Code Enforcement EV	\$30,000
City Side Walk Construction and ADA Complian	ce \$35,000
Ward 3 Streets	\$179,865
Ford F250 with plow attachment	\$55,000
AEDs for the Municipal Center	\$10,000
A/C heat pump replacement	\$8,000
Road repaying throughout City	\$250,000
New computers	\$7,500
Total	\$1,009,551
Surplus/(Deficit)	\$500
Total Surplus (Deficit) - All Special Revenue Funds	\$500
Enterprise Fund (GAAP Basis)	
Operating Revenue (anticipated)	\$165,500
Expenditures	\$163,824
Total Enterprise Surplus	\$1,676

# **NOTICE**

IN THE MATTER OF: Mayra Alexandra Bercian-Gomez

FOR THE CHANGE OF NAME TO:

Mayra Alexandra Bercian

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-01473

A Petition has been filed to change the name of Mayra Alexandra Bercian-Gomez to Mayra Alexandra Bercian.

The latest day by which an objection to the Petition may be filed is the May 18, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139325 (4-29)

# **NOTICE**

IN THE MATTER OF: Kadar Laron Blackshear FOR THE CHANGE OF NAME TO:

Kadar Nethaniel Jarvis

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-03968

A Petition has been filed to change the name of (Minor Child(ren)) Kadar Laron Blackshear to Kadar Nethaniel Jarvis.

The latest day by which an objection to the Petition may be filed is the May 18, 2021.

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

139336

IN THE MATTER OF: Kardelle Christian Ross FOR THE CHANGE OF NAME TO: Kordelle Christian Hall

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04016

**NOTICE** 

(4-29)

\$115,500

\$1,010,051

A Petition has been filed to change the name of (Minor Child(ren)) Kardelle Christian Ross to Kordelle Christian Hall.

The latest day by which an objection to the Petition may be filed is the May 18, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139330 (4-29)

# **NOTICE**

IN THE MATTER OF: Jayden Pedro Perz

FOR THE CHANGE OF NAME TO: Jayden Pedro Wallace

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-03988

A Petition has been filed to change the name of (Minor Child(ren)) Ja den Pedro Perz to Jayden Pedro

The latest day by which an objection to the Petition may be filed is the May 18, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139337 (4-29)

Martin G. Oliverio, Esquire 14300 Gallant Fox Lane, Suite 218 Bowie, MD 20715 301-383-1856

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID RAY HAMILTON

Notice is given that Jodie Hamilton, whose address is 251 Admiral Cochrane Drive, #4011, Annapolis, MD 21401, was on March 8, 2021 appointed Personal Representative of the estate of David Ray Hamilton, who died on February 1, 2021

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.

without a will.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of September, 2021.

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

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

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

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

#### JODIE HAMILTON Personal Representative

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

Estate No. 119608 139220 (4-15,4-22,4-29)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF DIANA JEAN SRNKA

Notice is given that Douglas R Wilson, whose address is 422 15th St NE, Washington, DC 20002, was on April 13, 2021 appointed Personal Representative of the estate of Diana Jean Srnka who died on February 22, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of October, 2021.

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

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

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

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

DOUGLAS R WILSON Personal Representative

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

139307 (4-22,4-29,5-6)

UPPER MARLBORO, MD 20773-1729 Estate No. 119942

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINA MARGARET RYAN

Notice is given that Patricia Ann Spry, whose address is 4700 Teak Court, Temple Hills, MD 20748, was on April 5, 2021 appointed Personal Representative of the estate of Regina Margaret Ryan who died on November 1, 2019 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of October, 2021.

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

PATRICIA ANN SPRY Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 117130

(4-15,4-22,4-29) 139276 HENRI C DELOZIER JR

4000 Mitchellville Road Suite 416 Bowie, MD 20716 301-806-6127

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF ETHEL A GREEN AKA: ETHEL MCDANIELS

Notice is given that Felicia Smith, whose address is 208 Dauntly Street, Upper Marlboro, MD 20774, was on March 31, 2021 appointed Personal Representative of the estate of Ethel A Green, who died on November 9, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 30th day of Septem-

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

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

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

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

> FELICIA SMITH Personal Representative

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

Estate No. 119593

139310 (4-22,4-29,5-6)

#### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MILDA RISSO STONE

Notice is given that Carl Stone, whose address is 1418 N Rhodes Street #B103, Arlington, VA 22209, was on March 10, 2021 appointed Personal Representative of the estate of Milda Risso Stone who died on September 29, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of September, 2021.

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

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

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

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

CARL STONE Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 119548 (4-15,4-22,4-29)

ROBERT Y. CLAGETT, ATTY. 14804 Pratt St., Ste. 201 Upper Marlboro, MD 20772

301-627-3325

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF JEROLD F. WYVILL

Notice is given that Sally Bond, whose address is 2705 Thyme Drive, Edgewater, MD 21037, was on March 31, 2021 appointed Personal Representative of the estate of Jerold F. Wyvill who died on February 10, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of September, 2021.

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

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

SALLY BOND Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 119591

139274 (4-15,4-22,4-29)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

#### NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTHONY LEANDER

**CHEATHAM** 

Notice is given that Gerald Cheatham, whose address is 6216 Old Mill Road, Lynchburg, VA 24502, was on April 2, 2021 ap-pointed Personal Representative of the estate of Anthony Leander Cheatham, who died on December 31, 2020 without a will

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of October, 2021. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

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

nine months from the date of the

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

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

other delivery of the notice.

GERALD CHEATHAM Personal Representative

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

Estate No. 119439

#### 139280 (4-15,4-22,4-29)

**LEGALS** 

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

**ELVINA CATHERINE NETTLES** Notice is given that Rita M. Brown, whose address is 302 Sheridan Dr., Glen Burnie, MD 21061, was on February 3, 2021 appointed Personal Representative of the estate of Elvina

Catherine Nettles who died on December 17, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of August, 2021.

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

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

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

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

RITA M. BROWN Personal Representative

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

Estate No. 119217

139308 (4-22,4-29,5-6)

Your Newspaper of Legal Record

# The Prince George's Post

Call (301) 627-0900 | Fax (301) 627-6260Serving

Prince George's County Since 1932

#### **LEGALS**

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

#### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

# 4701 MONTGOMERY PL. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated December 21, 2005, recorded in Liber 25395, Folio 577 among the Land Records of Prince George's County, MD, with an original principal balance of \$342,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

#### MAY 4, 2021 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, rejustated or paid off the loan print to the sale. It is also because the sale. reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other or if ratification of the sale is depied by the cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 350885-1)

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

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

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

(4-15,4-22,4-29)

# **LEGALS**

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

#### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

# 6306 BALFOUR DR. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated August 2, 2007, recorded in Liber 28413, Folio 165 among the Land Records of Prince George's County, MD, with an original principal balance of \$316,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

# MAY 4, 2021 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$47,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the rees and/or homeowners association dues, it any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENis return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 191130-2)

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

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

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