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: 05/24/2021

Please contact the Revenue Authority of Prince George's County at: 301-685-5358

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

2004 GMC **ENVOY**  1GKDT13S142109299

4T1BF30K22U538829

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

2002 TOYOTA CAMRY 2006 INFINITY FX35 2006 CHEVROLET MALIBU

JNRAS08W26X205813 VA B72314 1G1ZU638X6F142984

WBAVC535X7FZ79838 MCDONALD TOWING **2917 52ND AVENUE** 

2000 BMW

740LI

WBAGH8343YDP13397

139491

2007 BMW

(5-13)

## **LEGALS**

**HYATTSVILLE MD 20781** 

301-864-4133

Ieffrey D. Katz, Esq. 3 Bethesda Metro Center, Suite 500 Bethesda, MD 20814 301-913-2948

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED **EVAN LAMAR TAYLOR** 

Notice is given that Rosemary Heiss, whose address is 9102 Riverside Drive, Ft. Washington, MD 20744, was on April 21, 2021 appointed Personal Representative of the estate of **E**van Lamar Taylor, who died on December 16, 2020 without a will.

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

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

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.

ROSEMARY HEISS Personal Representative

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

<u>139476</u>

IN THE ESTATE OF LIZABETH STEVENS

Notice is given that Nicole Ranko, whose address is 6105 Hibbling Avenue, Springfield, VA 22150, was on April 1, 2021 appointed Personal Representative of the estate of Lizabeth Stevens, who died on February 2, 2021 without a will.

L. PAUL JACKSON, II

1101 Mercantile Lane, Suite 240

Largo, MD 20774

301-925-1800

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

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

> NICOLE RANKO Personal Representative

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

Estate No. 120067

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

Estate No. 119879 139477 (5-13,5-20,5-27)

# **LEGALS**

# **NOTICE**

IN THE MATTER OF: Jordan Tyler Scott

FOR THE CHANGE OF NAME TO: Jordan Tyler Almond

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04795

A Petition has been filed to change the name of (Minor Child(ren)) Jor-dan Tyler Scott to Jordan Tyler Al-

The latest day by which an objection to the Petition may be filed is the June 1, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139422 (5-13)

# **NOTICE**

IN THE MATTER OF:

FOR THE CHANGE OF NAME TO: Princewill Tambu Tetu

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04716

A Petition has been filed to change the name of (Minor Child(ren)) Princewill Junior Tetu to Princewill Tambu Tetu.

The latest day by which an objection to the Petition may be filed is the June 1, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland (5-13)139424

# Proudly Serving Prince George's County Since 1932

## **LEGALS**

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

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERRILL STANLEY MARLOW

Notice is given that Avril Marlow Featherstone, whose address is 6808 Newlight Court, Fort Washington, MD 20744, was on April 29, 2021 appointed personal representative of the small estate of Sherrill Stanley Marlow who died on December 21, 2020 with a will.

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

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

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

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

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

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

AVRIL MARLOW FEATHERSTONE Personal Representative

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

Estate No. 119963 139472

(5-13)James L. Mayer, P.A.

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANICE CAROL ALCORN

Notice is given that Raymond E Alcorn Jr, whose address is 1030 Ashe Street, Davidsonville, MD 21035, was on January 12, 2021 appointed Personal Representative of the estate of Janice Carol Alcorn who died on December 13, 2020 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 12th day of

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

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

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

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

RAYMOND E. ALCORN JR Personal Representative

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

Estate No. 119205 139481 (5-13,5-20,5-27)

# **NOTICE**

**Jose Sebastian Raudales** FOR THE CHANGE OF Jose Sebastian Barahona Euceda

IN THE MATTER OF:

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04679

A Petition has been filed to change the name of (Minor Child(ren)) Jose Sebastian Raudales to Jose . Sebastian Barahona Euceda.

The latest day by which an objection to the Petition may be filed is the June 1, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139427

## NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF MASEO D CAMPBELL JR

Notice is given that Radiah L Car-Notice is given that Radian L Carson, whose address is 6612 Manton Way, Lanham, MD 20706, was on April 16, 2021 appointed Personal Representative of the estate of Maseo D Campbell Jr, who died on March 7, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 16th day of October, 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.

> RADIAH L CARSON Personal Representative

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

Estate No. 119999 139480 (5-13,5-20,5-27)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES M GROSS

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on April 21, 2021 appointed personal representative of the small estate of James M Gross, who died on April 17, 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 claims against the decedent must s on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

PERRY BECKER Personal Representative

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

Estate No. 117843

(5-13)

# **NOTICE**

IN THE MATTER OF: Josiah Olukayode Oguntade Omobolanle Atinuke Oguntade Oluwanifemi Esther Oguntade Gracie Oluwatoromo Öguntade Michael Oluwatomisin Oguntade

FOR THE CHANGE OF NAME TO: Josiah Olukayode Adewusi Atinuke Jayne Adewusi Esther Oluwanifemi Adewusi Gracie Oluwatoromo Adewusi Michael Oluwatomisin Adewusi

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04182 A Petition has been filed to

change the name of Josiah Olukayode Oguntade to Josiah Olukavode Adewusi Omobolanle Atinuke Oguntade to Atinuke Jayne Adewusi

A Petition has been filed to change the name of (Minor Child(ren)) Oluwanifemi Esther Oguntade to Esther Oluwanifemi Adewusi, Gracie Oluwatoromo Oguntade to Gracie Oluwatoromo Adewusi and Michael Oluwatomisin Oguntade to Michael Oluwatomisin Adewusi

The latest day by which an objection to the Petition may be filed is the June 1, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139432

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARJORIE HALE NORWOOD

Notice is given that Montgomery Hale Norwood, whose address is 6200 Whitehills Lake Dr, East Lansing, MI 48823, was on March 25, 2021 appointed Personal Representative of the estate of Marjorie Hale Norwood who died on January 13, 2021

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

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

the decedent must present the claim to the undersigned personal repreentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the

decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or (2) Two months after the personal representative mails or otherwise

delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable

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

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

Estate No. 119440 (5-13,5-20,5-27) 139483

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EX-PLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS A JU-VENILE COURT

IN RE: GUARDIANSHIP OF: **AARON FLYTHE** Respondent TPR 20-0001

## CROSS-REFERENCE WITH: CINA 15-0094 **NOTICE BY PUBLICATION TO**

PUTATIVE FATHER

JOHN DOE, Putative Fathe

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR 21-0001. All persons who believe themselves to be the parent of a male child born on the 2nd day of September, 2008 in Prince George's County, Maryland, to Lakesha Sheree Flythe, natural mother, date of birth is April 3, 1987 and John Doe, putative father, date of birth unknown shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection

to the permanent loss of your parental rights to this child. Karen H. Mason Associate Judge Seventh Judicial Circuit

by June 5, 2021 you will have agreed

139488 (5-13)

# **NOTICE**

IN THE MATTER OF:

FOR THE CHANGE OF Jeneba Victoria Savage

## In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04680

A Petition has been filed to change the name of (Minor Child(ren)) Jeneba Victoria Bah to Jeneba Victo-

The latest day by which an object tion to the Petition may be filed is the June 1, 2021.

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

# **NOTICE**

IN THE MATTER OF: Ching Wang Zheng

FOR THE CHANGE OF Wallace Ching Fang

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04725

A Petition has been filed to change the name of Ching Wang Zheng to Wallace Ching Fang. The latest day by which an objection to the Petition may be filed is

the June 1, 2021. MAHASIN EL AMIN

Clerk of the Circuit Court for Prince George's County, Maryland 139423 (5-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES RAY HEDRICK SR.

Notice is given that Michelle Steele, whose address is 6205 Long Meadow Drive, Eldersburg, MD 21784, was on March 30, 2021 appointed Personal Representative of the estate of Charles Ray Hedrick Sr. who died on February 18, 2021 with

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

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.

MICHELLE STEELE Personal Representative

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

139484

John C. Robinson, Esquire Sims & Campbell, LLC 500 York Rd Towson, MD 21204

Estate No. 119911

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

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF

BRIAN'R BREGMAN

NOTICE OF APPOINTMENT

A/K/A BRIAN RAVIV BREGMAN Notice is given that Jason A Breg-man, whose address is 227 Lake Terrace, Delray Beach, FL 33444, was on March 11, 2021 appointed Personal Representative of the estate of Brian K. Bregman AKA Brian Kaviv man who died on February 3, 2021

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of September, 2021. Any person having a claim against the decedent must present the claim to the undersigned personal 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 dece-

dent 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. JASON A BREGMAN Personal Representative

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

Estate No. 119777 (5-13,5-20,5-27)139482

# **NOTICE**

IN THE MATTER OF: Camden Michael Thompson Robin-

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

Case No. CAE 21-04185 A Petition has been filed to change the name of (Minor Child(ren)) Camden Michael Thompson Robin-son to Camden Michael Thompson.

The latest day by which an objection to the Petition may be filed is the June 1, 2021. MAHASIN EL AMIN

Clerk of the Circuit Court for Prince George's County, Maryland 139431

(5-13)

FOR THE CHANGE OF

## ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

RICHARD CLEVELAND SR RVC RICHARD CLEVELAND SR RVC RICHARD CLEVELAND SR RVC

LV TR Hard Money Bankers LLC CAMERON BROWN COMPANY CAMERON BROWN COMPANY Sara A Clasper & Benjamin P Smith

James 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 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 prop-erty 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 ince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 139348 (4-29,5-6,5-13)

#### 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 Énterprises 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 (4-29,5-6,5-13) 139356

# **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**

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff,

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 Occupant Unknown Owners

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

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 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>09-0870048</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 (4-29,5-6,5-13)

# ORDER OF PUBLICATION

James H. Pringle, Jr.

Plaintiff

# WTC Ventures, L.L.C. et al

#### Defendants In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-00509

The object of this proceeding is to secure the foreclosure of all rights of redemption in that certain parcel of real property situate in Prince George's County, Maryland (the "County") sold at Tax Sale by the Collector of Taxes for the County to the Plaintiff in this case, which par-cel is described in the Certificate of

"Outlot A T-dt S/B 06/29/04 L19837 fl83 2.0500 Acres La Dova Heights-R Blk 6, Assmt. \$2000 Lib 29616 Fl 021"; and also described in the instruments of record in the Land Records of the County as "BEING KNOWN AND DESIG-NATED as Outlot 'A', Block 6 (being a subdivision of Parcel "A-2), LADOVA HEIGHTS, as recorded among the Land Records of Prince George's County, Maryland at Plat Book VJ 183, page 65.", bearing the Property Tax ID No. 13-3170958. and having the street address of 9313 Laval Drive, Upper Marlboro, MD 20774 (the "Property")

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

WHEREFORE, it is this 26th day of April, 2021, by the Circuit Court for Prince George's County, Maryland, hereby: ORDERED, that all Defendants

named in this case are hereby informed that, in addition to the other statutorily requisite notices, this no-tice shall be given by insertion of a copy of this Order in a newspaper of general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons having an interest in the Property to file a written response in this Court by the 29th day of June, 2021 to Show Cause why the Court should not foreclose all rights of redemption and redeem the Property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all liens and encum-brances and that any such person may redeem this parcel until the Court issues a final judgment foreclosing the right of redemption and vesting in the Plaintiff a Title to the Property free and clear of all liens and encumbraces..

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

True Copy—Test: Mahasin El Amin, Clerk 139385 (5-6,5-13,5-20)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

KAIROS DEVELOPMENT CORP **INC** 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

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

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0544544 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 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>06-0544544</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 (4-29,5-6,5-13)

# 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, CONDO 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

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)

## **LEGALS**

CHRISTOPHER BRUSZNICKI

Plaintiff,

ORDER OF PUBLICATION

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

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

encumbrances.

Occupant

True Copy—Test: Mahasin El Amin, Clerk 139360 (4-29,5-6,5-13)

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

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

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 succes-

sors in right, title and interest Defendants.

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

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 Tayes for the Prince George's 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 redeem 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)

## **ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff,

DENNIS MILLER JR DENNIS MILLER JR 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 re-deem the property with Parcel Iden-tification 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)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI Plaintiff.

ARM CONTRACTORS LLC ARM CONTRACTORS LLC Prince Georges County

Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4907 HOLLY SPRING ST, SUIT-LAND, MD 20746-0000, Parcel No.

06 - 0619775ANY UNKNOWN OWNER OF THE PROPERTY 4907 HOLLY SPRING ST, SUITLAND, MD 20746-0000 Parcel No. 06-0619775, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in

#### right, title and interest Defendants. In the Circuit Court for Prince George's County

Case No.: CAE 21-00264

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number (6.0610775). Princes Court's 06-0619775 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Nr Cedar Hill 10,188.0000 Sq.Ft. & Imps. Assmt \$129,600 Map 080 Grid E1 Par 011 Lib 41850 Fl 288

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number <u>06-0619775</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

encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 139409 (5-6,5-13,5-20)

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

#### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2307 CRESTLAWN AVE. LANDOVER A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated November 17, 2008, recorded in Liber 30849, Folio 80 among the Land Records of Prince George's County, MD, with an original principal balance of \$457,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, Leasted and Main St.) on located on Main St.), on

#### JUNE 2, 2021 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, 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, deterproperty 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 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 EN-Circuit Court for any feason, the Furchaser's sole felliedy, at law of equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 198827-1)

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

139460

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

# LEGALS

# **NOTICE**

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

vs.

Rita L. Butler

Defendant

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

CIVIL NO. CAEF 20-12974

ORDERED, this 21st day of April, 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 May, 2021, next.

The report states the amount of sale to be \$241,000.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD

True Copy—Test: Mahasin Él Amin, Clerk

139367 (4-29,5-6,5-13)

# NOTICE

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

Plaintiffs

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 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

139365

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

# **LEGALS**

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

# **PROPOSED FY 2022 BUDGET**

Notice is hereby given that the City Council of New Carrollton will conduct a Public Hearing on the proposed FY 2022 Budget and the FY 2022 Fee Schedule during the following Special City Council Legislative Meeting:

Special City Council Legislative Meeting on Monday, May 17, 2021, at 7:00

PLEASE NOTE: This Public Hearing of the City of New Carrollton Council will be a virtual meeting. Anyone interested in listening to the meeting will be able to by calling the following number: 301-715-8592 with code 921 6265 0357. You do not need a participant code. If you want to join the meeting via the Computer click on the link to join the Zoom Meeting: Join Zoom Meeting Link: https://zoom.us/j/92162650357 Meeting ID: 972 6265 0357.

If you have comments for the City Council please email them to City Clerk Doug Barber at dbarber@newcarrolltonmd.gov by 3:00 p.m. the day of the

Copies of the proposed FY 2022 Budget are available for inspection at the New Carrollton Municipal Center, Monday-Friday, 8:30 a.m. – 5:00 p.m. and available on the City's website at www.newcarrolltonmd.gov.

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

City Council of New Carrollton By: Douglass A. Barber, City Clerk

139418

# **LEGALS**

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

V.

ORDER OF PUBLICATION

**PLAINTIFF** 

K & P GLENDALE, LLC SERVE ON: THOMAS H. PRICE, III, RESIDENT AGENT 13321 NEW HAMPSHIRE AVE.,

SERVE ON: ROY F. KILBY, MEM-13627 ANNAPOLIS RD

SILVER SPRING, MD 20904

BOWIE, MD 20720 AND

SUITE 110

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

0 BELL STATION ROAD GLENN DALE, MD 20769

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

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 BELL STATION ROAD GLENN DALE, MD 20769

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

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-01610

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

All that property in Prince George's County described as Grid D1 & 2 (b Oundry Line Adj De Ed/s Ur L26775 F 737 07) 8.35 Acres. Assmt \$127,100 Map 045 Grid D1 Par 039 Lib 21310 FL 339, tax account no. 14-1640119, Deed ref. 21310/339 and assessed to K & P Glendale LLC

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of June, 2021, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and

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

clear of all encumbrances

True Copy—Test: Mahasin El Amin, Clerk 139440 (5-13,5-20,5-27)

# **NOTICE**

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

Plaintiffs

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, Hyattsville, Maryland 20783 attsville, Maryland 20/83 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 \$73,000.00. MAHASIN EL AMIN Clerk of the Circuit Court

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

(5-6,5-13)

139366 (4-29,5-6,5-13) LM File: 47-00005-Prime Time Home Buyers

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

## ORDER OF PUBLICATION

Prime Time Home Buyers,
Plaintiff

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

Pl., Glenn Dale, Maryland 20769, Defendants.

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

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

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

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

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

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

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

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONÉ EX-PLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND SITTING AS A JU-VENILE COURT IN RE: GUARDIANSHIP OF:

HAYLEE I.

Respondent TPR 21-0004

CROSS-REFERENCE WITH: CINA 20-0052

## NOTICE BY PUBLICATION TO **PUTATIVE FATHER**

To: JOHN DOE, Putative Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR 21-0004. All persons who believe themselves to be the parent of a female child born on the 18th day of September, 2018 at Holy Cross in Silver Spring, Maryland, to Vilma Iglesias, natural mother, date of birth is September 6, 1995 and John Doe, putative father, date of birth unknown shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection by June 5, 2021 you will have agreed to the permanent loss of your parental rights to this child.

> Karen H. Mason Associate Judge Seventh Judicial Circuit

139487 (5-13)

## **LEGALS**

ORDER OF PUBLICATION James F Truitt, Jr. c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 106

20 East Timonium Roau, 2005 Timonium, Maryland 21093 Plaintiff

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

## 1603 THOMAS ROAD

1836(b)(1)(v) purposes only) Any and all person having or claim-

Prince George's County, Maryland

(for Maryland Annotated Code 14-

ing to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County

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

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

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

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspar having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property 1603 Thomas Road, Fort Washington, MD 20744 and answer the complaint or thereand answer the complaint of there-after a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139438 (5-13,5-20,5-27)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

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

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

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

October, 2021. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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.

> ELAINE P. MECKLEY Personal Representative

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

139473

UPPER MARLBORO, MD 20773-1729

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

# ORDER OF PUBLICATION

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

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

## Small Business Administration **4631 BALTIMORE AVENUE**

Small Business Administration

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

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

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

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

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

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property 4631 Baltimore Avenue, Hyattsville, MD 20781 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 139439 (5-13,5-20,5-27)

> Ralph W. Powers, Jr. 5415 Water Street Upper Marlboro, MD 20772

## NOTICE OF APPOINTMENT NOTICE TO CREDITORS

301-627-1000

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTY JEAN CHAPMAN

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

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

Further information can be ob-

on or before the 21st 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.

GABRIELLE CHAPMAN Personal Representative

139474

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

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

## **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff.

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

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

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

Defendants.

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

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

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

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number <u>06-0618686</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

# **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

REGISTER OF WILLS FOR

CERETA A. LEE

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

139377 (4-29,5-6,5-13)

## **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff.

WILLIAM J MILLER WILLIAM J MILLER WILLIAM I MILLER WILLIAM I MILLER London Woods Community Assoc. ESTATE OF WILLIAM JOSEPH MILLER SR

ESTATE OF WILLIAM JEFFREY MILLER ESTATE OF WILLIAM JEFFREY MILLER ESTATE OF WILLIAM JEFFREY

Prince Georges County Occupant Unknown Owners

MILLER

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

ANY UNKNOWN OWNER OF THE PROPERTY 1107 CASTLE-HAVEN CT, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2025534, the unknown owner's heirs, devisees, and personal 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 21-00260

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

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

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

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

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

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

# **LEGALS**

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 HERBERT WINGATE SR

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

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

Plaintiff.

ORDER OF PUBLICATION

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

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

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

Defendants.

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

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

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

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

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

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

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

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

DARREN DENT DARREN DENT Iverson Mews Condominium Iverson Mews Condominium Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2426 IVERSON ST, CONDO UNIT: 2426, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0654590

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 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 21-00241

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, 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>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 encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139359 (4-29,5-6,5-13)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff.

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

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

ANY UNKNOWN OWNER OF THE PROPERTY 5402 76TH AVE, HYATTSVILLE, MD 20784-0000 Parcel No. 20-2224921, the unknown owner's heirs, devisees, and 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 21-00247

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

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

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

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

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

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

# LEGALS

ORDER OF PUBLICATION 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)

# **LEGALS**

Plaintiff.

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

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

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

Unknown Owners

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 and interest

Defendants.

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

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 Prince George's County once a week for 3 successive weeks, warning all persons interested in the 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 forcederically lights of redemption. 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

139361

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

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

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

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

Plaintiff,

v. Kalamba Ntambwe, and

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

6103 Modupeola Way Capitol Heights, MD 20743

ber 18-3231958,

and also known as Account Num-

Defendants,

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

## Case No. CAE 21-01601

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

6103 Modupeola Way Capitol Heights, MD 20743

also known as Account Number: 18-

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

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

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

True Copy—Test: Mahasin El Amin, Clerk

139437

# **LEGALS**

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

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

Plaintiff,

MARGARET MAKINDE Carroland Gardens Condominium Prince Georges County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY 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 succes-

#### sors in right, title and interest Defendants. In the Circuit Court for Prince George's County

Case No.: CAE 21-00235

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)

#### ORDER OF PUBLICATION

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

Plaintiff

DAVID ARISPE VEIZAGA Prince George's County, Maryland

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

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

Defendants

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

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Maryland, OR-DERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 25th day of June, 2021, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered fore-closing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

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

# **LEGALS**

# **ORDER OF PUBLICATION**

ISAIAH GLENN C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND

**PLAINTIFF** 

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

AND

STATE OF MARYLAND SERVE ON: BRIAN FROSH, AT-TORNEY GENERAL 200 ST PAUL PLACE BALTIMORE, MARYLAND 21202

AND

MARYLAND DEPARTMENT OF HEALTH DENNIS SERVE SCHRADER, ACTING SECRETARY 201 W. PRESETON STREET

BALTIMORE, MD 21201-2399 AND

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

5502 59TH AVENUE RIVERDALE, MD 20737

AND

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

AND

UNKNOWN OWNERS OF THE PROPERTY:

5502 59TH AVENUE RIVERDALE, MD 20737

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

Defendants

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

CASÉ NO.: CAE 21-01619

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

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

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

expired.
It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of June, 2021, warning all

persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

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

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

# ORDER OF PUBLICATION

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

Plaintiff

UV PROPERTIES LLC GCA EQUITY PARTNERS PR LLC, TRUSTEE OF THE GCA EQUITY

PARTNERS PR LLC TRUST-PHEASANT RIDGE GCA EQUITY PARTNERS PR LLC TRUSTEE OF THE GCA EQUITY PARTNERS PR LLC TRUST-PHEASANT RIDGE #1B SECURED REAL ESTATE INCOME FUND I LLC

Wanda W Debord Prince George's County, Maryland

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

Prince George's County, described as follows: Tax Account No 3947736, 20.010 SO.FT. & IMPS. WEST WOODS LOT 5; ASSMT \$80,500 LIB 35193 FL 307; ASSESSED TO UV PROPERTIES LLC.

Defendants In the Circuit Court for

## Prince George's County, Maryland Civil Division CAE 21-00495

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Maryland, OR-DERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 25th day of June, 2021, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered fore-closing 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 (5-13,5-20,5-27) 139444

**LEGALS** 

PRINCE GEORGE'S COUNTY GOVERNMENT

# **Board of License** Commissioners

(Liquor Control Board) REGULAR SESSION

MAY 25, 2021

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

#### TRANSFER OF LOCATION

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

#### TRANSFER

Luis R. Villatoro, President/Secretary/Treasurer, for a Class D, Beer and Wine for the use of Sabor Latino Restaurant, Inc., t/a Sabor Latino, 2338 University Blvd East, Hyattsville, 20783, transfer from Sabor Latino Restaurant, Inc., t/a Sabor Latino, 2338 University Blvd East, Hyattsville, 20783, Edwin Ramirez, President/Secretary Treasurer.

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

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

#### **NEW- CLASS B, BEER AND** WINE

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

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

#### NEW- CLASS C, CLF, BEER, WINE AND LIQUOR

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

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

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director May 6, 2021

139464 (5-13,5-20)

## PRINCE GEORGE'S COUNTY **GOVERNMENT**

BOARD OF LICENSE COMMISSIONERS

## **NOTICE OF PUBLIC HEARING**

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

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

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

A virtual hearing will be held via Zoom on Wednesday, June 2, 2021 at 7:00 p.m. and June 9, 2021 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the website http://bolc.mypgc.us or you may

email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director May 6, 2021

(5-13,5-20) 139463

# **ADVERTISE HERE** Call 301-627-0900 Today!

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

**ORDER OF PUBLICATION** 

Plaintiff

SOLOMON P HAMILTON III Prince George's County, Maryland

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

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

Defendants

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

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Maryland, OR-DERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 25th day of June, 2021, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

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

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

**BARBARA JACKSON LEWIS** Notice is given that James E Lewis, Jr, whose address is 13004 Venango Road, Fort Washington, MD 20744, was on April 7, 2021 appointed personal representative of the small estate of Barbara Jackson Lewis, who died on November 8, 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication

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

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

> JAMES E LEWIS, JR Personal Representative

CERETA A. LEE

139465

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

> (5-13)139478

## **LEGALS**

LM File: 219-00005-Mohseni

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

## ORDER OF PUBLICATION

Ahmad Imants Shokouhi Mohseni,

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

Defendants.

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

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

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

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

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

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

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

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

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

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

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

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.

> PAMELA W. GRAY Personal Representative

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

Estate No. 120430

LM File: 219-00004-Mohseni

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

## ORDER OF PUBLICATION

Ahmad Imants Shokouhi Mohseni,

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

Defendants.

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

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

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

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

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

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

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

# NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

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

JOSEPH M. PARKER, SR. Notice is given that Joseph M. Parker, Jr., whose address is 8409 Berwick Rd, Upper Marlboro, MD 20772, was on April 9, 2021 ap-pointed Personal Representative of the estate of Joseph M. Parker, Sr., who died on December 26, 2020 without a will

without a will.

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment shall file their

Further information can be ob-

objections with the Register of Wills on or before the 9th 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 thereafter. Claim forms may be obtained from the Register of Wills.

> JOSEPH M. PARKER, JR. Personal Representative

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

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

Estate No. 119703

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

Estate No. 119454

139479

## 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 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 (4-29,5-6,5-13) 139352

# **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

139345 (4-29,5-6,5-13)

#### ORDER OF PUBLICATION

ANTHONY DECESARIS c/o J.M.Brennan Law, L.L.C 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 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 Él Amin, Clerk

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

## 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. 18-2753903

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 Él Amin, Clerk (4-29,5-6,5-13) 139362

# LEGALS

#### 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 Gonzalez, 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 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.

> 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)

# ORDER OF PUBLICATION

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

PLAINTIFF,

TDB PROPERTIES LLC DIANA L. HAVENNER RESIDENT AGENT COMMUNITY BANK OF

TRI-COLINTY

AGENT GREGORY C. COCKERHAM, TRUSTEE PRINCE GEORGE'S COUNTY,

SHELLEY MASCARO, RESIDENT

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 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 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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELDRED A HAMILTON AKA: ELDRED APHONSO **HAMILTON** 

Notice is given that Cynthia D Spruill, whose address is 8585 Richboro Road, District Heights, MD 20747, was on April 29, 2021 appointed personal representative of the small estate of Eldred A Hamiltonian Language 11, 2020 ton, who died on April 16, 2020 without a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal 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

CYNTHIA D SPRUILL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119022

139467 (5-13)

## **LEGALS**

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 ELIIAH MCKINLEY MCKINLEY ELIJAH REV TRUST ELIJAH MCKINLEY, TRUSTEE KHYSHA L. MCKINI EY 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 thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk

139343 (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,

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 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

139340 (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 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 De-

cember 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 representative or file it with the Register of Wills with a copy to the underigned, 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) 139374

## 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 ap-pointed Personal Representative of the estate of Angela R. Prophet, who died on January 17, 2021 without a will

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment 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

<u>139375</u> (4-29,5-6,5-13)

Estate No. 119726

# IT PAYS TO ADVERTISE! The Prince Call Brenda Boice at George's Post 301-627-0900

# 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. 21-2307072

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 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 21-2307072 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)

# **LEGALS**

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

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 property 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

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

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 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>21-2318657</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 139351 (4-29,5-6,5-13)

## ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

ROSA L JEFFERSON LIVING TRUST ROSA L JEFFERSON REV LIVING TRUST ROSA L JEFFERSON REV LIVING TRUST

ROSA L IEFFERSON REV LIVING TRUST

Prince Georges County Occupant

Unknown Owners

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

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

Defendants.

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

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

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

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number <u>06-0534529</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

# ORDER OF PUBLICATION

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

**KELLY** 

Occupant

and interest

Plaintiff,

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

CHRISTOPHER BRUSZNICKI

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

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

Defendants.

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

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

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

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

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

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

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

# **LEGALS**

ORDER OF PUBLICATION

HEARTHSTONE DEVELOPMENT

HEARTHSTONE DEVELOPMENT

HEARTHSTONE DEVELOPMENT

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

1811 61ST AVE, LANDOVER, MD

ANY UNKNOWN OWNER OF

THE PROPERTY 1811 61ST AVE,

LANDOVER, MD 20785-0000 Parcel

No. 18-2098804, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County

Case No.: CAE 21-00253

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

erty Parcel Identification Number

18-2098804 in Prince George's

County, sold by the Collector of

Taxes for the Prince George's County and the State of Maryland

to the plaintiff in this proceeding:

6,050.0000 Sq.Ft. & Imps. Cheverly

Lot 15 Blk E Assmt \$270,033 Lib

The complaint states, among other

things, that the amounts necessary for redemption have not been paid.

It is thereupon this 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice

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, warn-

ing all persons interested in the

property to appear in this Court by the 29th day of June, 2021, and re-

deem the property with Parcel Iden-

tification Number 18-2098804 and

answer the complaint or thereafter a final judgment will be entered

foreclosing all rights of redemption

in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN

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

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

given by the insertion of a copy

Defendants.

20785-0000, Parcel No. 18-2098804

Prince Georges County

Unknown Owners

Occupant

and interest

41251 Fl 512

Plaintiff.

CHRISTOPHER BRUSZNICKI

CHRISTOPHER BRUSZNICKI

**ORDER OF PUBLICATION** 

Plaintiff.

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

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

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

Defendants.

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

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

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

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

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

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

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

CHARLES & THERESA KELLY

Prince Georges County

Unknown Owners

ESTATE OF THERESA M KELLY

ESTATE OF CHARLES EDWARD

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 805

57TH PL, CAPITOL HEIGHTS, MD

ANY UNKNOWN OWNER OF

THE PROPERTY 805 57TH PL,

CAPITOL HEIGHTS, MD 20743-

0000 Parcel No. 18-2055804, the un-

known owner's heirs, devisees, and

personal representatives and their

or any of their heirs, devisees, ex-

ecutors, administrators, grantees,

assigns, or successors in right, title

In the Circuit Court for

Prince George's County

Case No.: CAE 21-00256

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following property Parcel Identification Number

18-2055804 in Prince George's

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

County and the State of Maryland

Lots 17 & 18 6,250.0000 Sq.Ft. &

Imps. West Fairmount Blk 4 Assmt

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

It is thereupon this 26th day of April, 2021, by the Circuit Court for

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

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

ing all persons interested in the property to appear in this Court by the 29th day of June, 2021, and re-

deem the property with Parcel Identification Number 18-2055804 and

answer the complaint or thereafter

a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

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

encumbrances.

True Copy—Test:

139403

Mahasin El Amin, Clerk

\$201,567 Lib 03113 Fl 281

to the plaintiff in this proceeding:

Defendants.

20743-0000, Parcel No. 18-2055804

#### ORDER OF PUBLICATION ORDER OF PUBLICATION

139401

CHRISTOPHER BRUSZNICKI CHRISTOPHER BRUSZNICKI

Plaintiff,

encumbrances

True Copy—Test:

Mahasin Él Amin, Clerk

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

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

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

Defendants.

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

and interest

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

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

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

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

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

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

## LEGALS

CHRISTOPHER BRUSZNICKI

Plaintiff.

**ORDER OF PUBLICATION** 

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

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

Unknown Owners

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

Defendants

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

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

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

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

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

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

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

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI Plaintiff,

ARMANDO MORALES & AMANDA KATES ARMANDO MORALES AMANDA KATES Prince Georges County

Occupant

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

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

Defendants.

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

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

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

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

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

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

encumbrances.

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

## ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff.

MICHAEL & EVELINE STUBBS Prince Georges County Occupant Unknown Owners

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

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

Defendants.

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

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

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

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

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

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

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

# **LEGALS**

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI Plaintiff,

JASMINE JOHNSON Holly Hill Condominium Holly Hill Condominium Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7103 DONNELL PL, CONDO UNIT: 7103 B6, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0529339

ANY UNKNOWN OWNER OF THE PROPERTY 7103 DONNELL PL, CONDO UNIT: 7103 B6, DIS-TRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0529339, 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 21-00266

and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0529339 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

7103-unit B-6 2,545.0000 Sq.Ft. & Imps. Holly Hill Condo-- Assmt \$52,000 Lib 40716 Fl 134 Unit 7103 B

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 26th day of April, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2021, and redeem the property with Parcel Identification Number 06-0529339 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 139411 (5-6,5-13,5-20)

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) 139372

# **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

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

## **NOTICE**

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

Substitute Trustees/

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 Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or 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

## **NOTICE**

IN THE MATTER OF: Lennert Edian Bourne

FOR THE CHANGE OF NAME TO Leonard Edian Bourne

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04496

A Petition has been filed to change the name of (Minor Child(ren)) Lennert Edian Bourne to Leonard Edian Bourne.

The latest day by which an objection to the Petition may be filed is the June 1, 2021.

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

# **NOTICE**

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

> Substitute Trustees Plaintiffs,

BOBBY LAWRENCE WHITAKER

(DECEASED) 6909 Adel Street Seat Pleasant, MD 20743

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-39227

Notice is hereby given this 28th 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 6909 Adel Street, Seat Pleasant, MD 20743, made and reported by the Substitute Trustee, be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 28th 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 28th day of May, 2021.

The report states the purchase price at the Foreclosure sale to be \$185,000.00.

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

139414 (5-6,5-13,5-20)

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

The owner(s) of said vehicle(s) have the right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at anytime 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: 05/17/2021

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

#### JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739

2007	BUIC	LACROSS	VA	USD9633	2G4WC582471126960
2012	FORD	FOCUS	VA	B24130	1FAHP3F23CL318874
2008	NISSAN	ALTIMA	MD	7CS6569	1N4AL24E08C119728
2005	CHEVROLE	T MALIBU	DC	EZ9147	1G1ZT64865F157689
2009	CADILLAC	ESCALADE	MD	8DF6173	1GYFK36259R248701
2002	NISSAN	X-TERRA	MD	9DX1642	5N1ED28T32C603736
2000	BMW	528I	VA	UZN7187	WBADM6348YGU2115
2002	FORD	TAURUS	DC	EG2284	1FAFP53UX7A164139

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

MD 3DP1809 IHMRA3861WC002425 1998 HONDA ODYSSEY

139490 (5-13)

## **LEGALS**

#### ORDER OF PUBLICATION

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208

Plaintiff

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

Upper Marlboro, MD 20772

and

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

and

17801 Georgia Avenue Olney, MD 20832

Steven E Anderson, Trustee

Barbara Nixon, Trustee 17801 Georgia Avenue Olney, MD 20832

and

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

and

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

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

and

Largo, MD 20774

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

Defendants

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

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

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

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

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

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

(5-13,5-20,5-27) 139458

# LEGALS

# **NOTICE**

IN THE MATTER OF: Jeylin Isabel Gonzalez

FOR THE CHANGE OF NAME TO: Jeylin Isabel Ibañez Gonzalez

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04418

A Petition has been filed to change the name of (Minor Child(ren)) Jeylin Isabel Gonzalez to Jeylin Isabel Ibañez Gonzalez.

The latest day by which an objection to the Petition may be filed is the June 1, 2021.

MAHASIN EL AMIN

Clerk of the Circuit Court for Prince George's County, Maryland 139430

File: 2020-10241-4461

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

# ORDER OF PUBLICATION

Lexicon Government Services, LLC,

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

, Defendants

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

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

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

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

and clear of all encumbrances.

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

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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

**KUM TO JACOBS** 

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

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

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

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

HEE JA PAK Personal Representative

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

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

## **LEGALS**

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

ORDER OF PUBLICATION

Plaintiff

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

THE STATE OF MARYLAND

MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and prem-

ises situate in the County of Prince

PRINCE GEORGE'S COUNTY,

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

Church of Christ Ministries, Inc.

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

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

Property Address: 0 Kenilworth

Account Number: 020158246 Description: 5,737.0000 Sq.Ft. Beaver Heights Blk B Assmt: 55,000 Liber/Folio: 5161/150

Assessed To: Hosanna Worship

Church of Christ Ministries, Inc. The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince

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

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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

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

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 22nd 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.

ROBERT J. AGRE Personal Representative

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

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

## **ORDER OF PUBLICATION**

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

Plaintiff

MAJESTIC HOMES, INC.

THE STATE OF MARYLAND

PRINCE GEORGE'S COUNTY, MARYLAND

And heirs, devisees, personal repre-

sentatives, and executors, adminis-

trators, grantees, assigns or

successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince Property Address: 0 Sarah Landing Dr, Cheltenham, MD 20623

Account Number: 11 2754711 Description: Parcel A 77,477.0000 Sq. Ft. Camden Estates Blk B Assmt: \$4,400 Liber/Folio: 7976/240 Assessed To: Majestic Homes, Inc.

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

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

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

Assessed To: Majestic Homes, Inc. The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince

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

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

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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

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

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

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.

> GODOFREDO J. TINIO, III Personal Representative

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

139475

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

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

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

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

Under a power of sale contained in a certain Deed of Trust from Leaph Drake, dated November 13, 2006 and recorded in Liber 26784, Folio 078 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$82,000.00, and an original interest rate of 12.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 25, 2021 AT 11:30AM.

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

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

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

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

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

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

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

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

# **COUNTY COUNCIL HEARINGS**

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

**TUESDAY, MAY 18, 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 18, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

# **COUNCIL BILLS**

CB-014-2021 (DR-2) – AN ORDINANCE CONCERNING C-S-C ZONES for the purpose of permitting by right, Townhouse in the C-S-C (Commercial Shopping Center) Zone of Prince George's County, under certain circumstances.

CB-019-2021 (DR-2) - AN ACT CONCERNING PRINCE GEORGE'S **COUNTY RE-ENTRY EMPLOYMENT INCENTIVE PROGRAM** for the purpose of establishing an incentive program to encourage employers to hire Prince George's County residents who are returning from incarceration and related requirements.

# **COUNCIL RESOLUTIONS**

CR-025-2021 - A RESOLUTION CONCERNING CONTRACT AP-PROVALS for the purpose of approving certain multiyear contracts in accordance with the Prince George's County Charter section 819 and Subtitle 10 of the Prince George's County Code.

CR-041-2021 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2020 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2020 Annual Action Plan for Housing and Community Development in order to allow for a change in the energy Solutions Grants COVID-19 (ESG-CV) Program founds in the energy of three million dellars (\$2,000,000) from every funds, in the amount of three million dollars (\$3,000,000), from one existing activity to other existing eligible activities in any category within the applicable Program from the FY 2020 Annual Action Plan.

CR-042-2021 - A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES ("PILOT") AGREEMENT for the Urban Atlantic Development Multifer vitre Planta 2 (million and provided velopment Multifamily-Phase 2 for the purpose of approving the terms and conditions of a Payment in Lieu of Taxes ("PILOT") Agreement between Prince George's County, Maryland (the "County") and New Carrollton Multi-Family II, LLC (the "Developer").

CR-043-2021 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2020 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2020 Annual Action Plan for Housing ing and Community Development by approving the restructuring of a Community Development Block Grant ("CDBG") Program activity as a result of a change in the location and description of an activity originally described in the FY 2020 Annual Action Plan.

<u>CR-045-2021 - A RESOLUTION CONCERNING WATERSHED PROTECTION AND RESTORATION</u> for the purpose of Prince George's County Watershed Protection and Restoration Financial Assurance Plan (FAP) for approving the Prince George's County Financial Assurance as required by State law.

<u>CR-047-2021 - A RESOLUTION CONCERNING MARYLAND-NA-TIONAL CAPITAL PARK AND PLANNING COMMISSION</u> for the

## **LEGALS**

purpose of transferring certain appropriations and expenditures between certain programs in the Fiscal Year 2020-21 Operating Budget for

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 faxed to (301) 952-5178.

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

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

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

Donna J. Brown

Clerk of the Council

139415

(5-6,5-13)

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

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

#### 8118 LONDONDERRY COURT LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Kenneth O. Adams and Crystal A. Adams, dated March 10, 2006, and recorded in Liber 24669 at folio 073 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland, 20772 on

## MAY 25, 2021 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the cur nt vear to the date of sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600422)

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

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

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

# **COUNTY COUNCIL HEARINGS**

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

MONDAY, MAY 24, 2021

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

# 11:30 A.M.

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

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

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

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <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 faxed to (301) 952-5178.

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

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

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

> > (5-13,5-20)

139461

ATTEST: Donna J. Brown

Clerk of the Council 139462

## **LEGALS**

**NOTICE** 

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 21-04470

the name of Teresa Michelle Pearson

The latest day by which an objec-

tion to the Petition may be filed is

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

**NOTICE** 

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 21-00384

the name of Isaac Sidney Reid to Vi-

A Petition has been filed to change

The latest day by which an objec-

tion to the Petition may be filed is

MAHASIN EL AMIN

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

**NOTICE** 

In the Circuit Court for

Prince George's County, Maryland

(5-13)

(5-13)

IN THE MATTER OF:

FOR THE CHANGE OF

Vivian Sydney Reid

vian Sydney Reid.

the June 1, 2021.

139434

Isaac Sidney Reid

NAME TO:

A Petition has been filed to change

IN THE MATTER OF:

FOR THE CHANGE OF

Teresa Michelle Turner

to Teresa Michelle Turner.

the June 1, 2021.

139429

## **NOTICE** IN THE MATTER OF:

FOR THE CHANGE OF

Gisell Mendoza Mellissa Salamanca

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04729

A Petition has been filed to change the name of (Minor Child(ren)) Mellissa Gisell Salamanca to Mellissa Gisell Mendoza Salamanca. The latest day by which an objection to the Petition may be filed is the June 1, 2021.

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

## **NOTICE**

IN THE MATTER OF: Brian Darryl Bulger

FOR THE CHANGE OF Brian Darryl Srour

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04698

A Petition has been filed to change the name of Brian Darryl Bulger to Brian Darryl Srour.

The latest day by which an objection to the Petition may be filed is the June 1, 2021.

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

## **NOTICE**

IN THE MATTER OF: Elin Mandell Thomas

FOR THE CHANGE OF NAME TO:

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

## Case No. CAE 21-03903 A Petition has been filed to change

the name of (Minor Child(ren)) Elin Mandell Thomas to Elan Mandell Thomas. The latest day by which an objection to the Petition may be filed is

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

# Case No. CAE 21-04805

NAME TO:

A Petition has been filed to change the name of (Minor Child(ren)) Kosy Alexander Peter to Kosy Alexander Andrews.

IN THE MATTER OF:

Kosy Alexander Peter

FOR THE CHANGE OF

Kosy Alexander Andrews

The latest day by which an objection to the Petition may be filed is the June 1, 2021.

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

# The Prince George's Post

139436

Call: 301-627-0900 | Fax: 301-627-6260

# **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

903 FALCON DR. UPPER MARLBORO, MD 20774

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

# JUNE 2, 2021 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be additional to the survival data of the survival data o justed 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. sible 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 shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 141630-1)

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

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

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

(5-13.5-20.5-27)

## ORDER OF PUBLICATION

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208

Plaintiff

AMC Investment Group LLP S/O Edgar O. Amaya Rodriguez, RA 7505 New Hampshire Ave Suite 300 Takoma Park, MD 20912

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

and

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

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

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince . George's County, known as 7711 Kipling Parkway and described as 7.213.0000 Sq. Ft. Kittredge Sub Map 0082 Grid 0A1 Plat No.: 233051 Lot 3 Being known as District 06 Account Number: 5505664, on the Tax Roll of the Director of Finance.

Defendants

## In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-00504

The object of this proceeding is to The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7711 Kipling Parkway in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 7711 Kipling Parkway and described as 7.213.0000 Sq. Ft Kittredge Sub–Lot 3 Map 0082 Grid 00A1 Plat No.: 233051 Being known as District 06 Account Number: 5505664, on the Tax Roll of the Director of Finance.

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

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

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

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

# 139454

**ORDER OF PUBLICATION** 

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208

Plaintiff

Stephen J. Noland PO Box 471373 District Heights, MD 20753

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

and

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

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 8400 Bellefonte Lane and described as Se Pt Lot 48 E Q 20934 Sf 20,934.0000 Sq. Fr. Belle Fonte Being Known as

District 09 Account Number:  $0885186 \ \mbox{Being}$  on the Tax Roll of the Director of Finance.

Defendants

## In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-00505

The object of this proceeding is to secure the foreclosure of all rights of secure the foreclosure of all rights of redemption from tax sale on the property known as 8400 Bellefonte Lane in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Maryland to Plaintiff Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 8400 Bellefonte Lane and described as Se Pt Lot 48 E Q 20934 Sf 20,934.0000 Sq Ft Belle Fonte Being known as District 09 Account Number: 0885186, on the Tax Roll of the Director of Finance.

The complaint states among other things that the amount necessary for redemption has not been paid. It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince

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

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

True Copy—Test: Mahasin El Amin, Clerk (5-13,5-20,5-27) 139455

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# **LEGALS**

## ORDER OF PUBLICATION

Plaintiff

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

MAJESTIC HOMES, INC.

THE STATE OF MARYLAND

PRINCE GEORGE'S COUNTY. MARYLAND

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

Property Address: 0 Sarah Landing Dr, Cheltenham, MD 20623 Account Number: 11 2754562 Description: Parcel A 52,837.0000 Sq.Ft. Camden Estates Blk A Assmt: \$3200.00 Liber/Folio: 07976/240 Assessed To: Majestic Homes, Inc.

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-00519

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

Property Address: 0 Sarah Landing Dr, Cheltenham, MD 20623 Account Number: 11 2754562 Description: Parcel A 52,837.0000 Sq.Ft. Camden Estates Blk A Assmt: \$3200.00 Liber/Folio: 07976/240 Assessed To: Majestic Homes, Inc.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

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

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

True Copy—Test: Mahasin El Amin, Clerk 139451 (5-13.5-20.5-27)

# **LEGALS**

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208

Plaintiff

**ORDER OF PUBLICATION** 

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

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

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

7168 Columbia Gateway Drive Columbia, MD 21046

John A. Scaldara Jr., Trustee

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

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

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

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 11531 Prospect Hill Road and described as 3.9900 Acres Map 036 Grid D2 Par 323 Being Known as District 14 Account Number: 1700376, on the Tax Roll of the Director of Finance.

Defendants

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

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

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

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

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

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

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

# ORDER OF PUBLICATION

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

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208

<u>13945</u>3

Plaintiff

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

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

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

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

Baltimore, MD 21202

and

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

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

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

Defendants

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

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 3715 Forestville property known as 3/15 Forestville Road in Prince George's County, State of Maryland, sold by the Fi-nance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

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

The complaint states among other things that the amount necessary for redemption has not been paid. It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that no-tice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property and answer the Complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (5-13,5-20,5-27) 139456

# ORDER OF PUBLICATION

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208

Plaintiff

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

and

Lourdes Lucero 2010 Tecumseh St College Park, MD 20740

Harry E Stello 6425 Adelphi Road Hyattsville, MD 20782

Janet B Stello

6425 Adelphi Road Hyattsville, MD 20782

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

and

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

and

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

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

and

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

All unknown owners of the prop-

# **LEGALS**

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

Defendants

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

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

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 4916 Tecumseh Street and described as Lot 4 Half 5 19,909.000 Sq Ft & Imps. West Berwyn Block C Being known as District 21 Account Number: 2400620, on the Tax Roll of the Director of Finance.

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

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

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

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

ORDER OF PUBLICATION Alexander Zakharin

11 E Chase Street 9E

25 Hooks Ln Ste 202 Pikesville, MD 21208

Plaintiff

HPW Properties, LLC S/O National Registered Agents, Inc, RA

Baltimore, MD 21202

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

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

and

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

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

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

and

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

Defendants

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

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

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 12311 Wheeling Avenue and described as 14,260.000 Sq. Ft Brandywine Country Lot 2 Block 24 Being known as District 15 Account Number: 1769421, on the Tax Roll of the Director of Finance

The complaint states among other things that the amount necessary for redemption has not been paid. It is thereupon this 3rd day of May, 2021, by the Circuit Court for

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

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

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

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

KENNETH R. HANCOCK Notice is given that Richard K. Hancock, whose address is 1720 NE 47th Street, Oakland Park, FL 33334, was on March 26, 2021 appointed personal representative of the small estate of Kenneth R. Hancock, who died on November 29, 2020 without

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

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

the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the

All persons having claims against

decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the cred-

itor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension

provided by law, is unenforceable thereafter. RICHARD K. HANCOCK

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

139468

UPPER MARLBORO, MD 20773-1729 Estate No. 119772

(5-13)

## SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF BELAYNEH GEBRETSADIK Notice is given that Hirut Kidane, whose address is 6804 Red Top Road Apt 6, Takoma Park, MD 20912, was on February 26, 2021 appointed personal representative of the small estate of Belayneh Gebretsadik, who died on January 22, 2020

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

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

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

HIRUT KIDANE Personal Representative

CERETA A. LEE

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

Estate No. 118382 (5-13)

139469

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