LEGALS

And

0430538.

erty:

ORDER OF PUBLICATION

Prince George's County, Maryland

All other persons having or claim-

ing to have an interest in property

described as 4429 Southern Ave.

Capitol Heights, MD 20743, and

more fully described in Liber 42174

Page 0177 among the Land Records

Book for Prince George's County,

\$157,333; and Assessed to: SMS Fi-

nancial, XXVI, LLC; Property ID: 06-

In the Circuit Court for

Prince George's County, Maryland Civil Action No. CAE 21-02714

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

redemption in the following prop-

Property described as 4429 Southern

Ave., Capitol Heights, MD 20743,

and more fully described in Liber 42174 Page 0177 among the Land

Maryland, Assessed

Plaintiff

Value:

Defendants

Miyonna Campbell

vs.

SMS Financial, XXVI, LLC;

#### Notice for Public Comment — PHASE 1 SOUTH: AMERICAN LEGION BRIDGE I-270 TO I-370 TOLL **RATE RANGE SETTING PROCESS**

The Maryland Transportation Authority (MDTA) has the responsibility under Maryland law to fix, revise, and set toll rates in accordance with the Transportation Article §4-312 of the Annotated Code of Maryland and Code of Maryland Regulations (COMAR) Title 11 Department of Transportation, Subtitle 07 MDTA, Chapter 05 Public Notice of Toll Schedule Revisions (11.07.05). As a partner in Phase 1: The American Legion Bridge I-270 to I-70 Relief Plan, the MDTA is seeking public comment on the tolling proposal as part of the toll rate range setting process for Phase 1 South: American Legion Bridge I-270 to I-370.

As of May 20, 2021, public comment is being accepted, and all public hearing materials are available in the Virtual Information

Room at mdta.maryland.gov/ALB270TollSetting. Written comments and call-in testimony through voicemail will be accepted for the official record through Thursday, August 12, 2021 at 5 p.m. Comments may be provided by submitting an electronic comment form at mdta.maryland.gov/ALB270TollSetting; downloading and emailing a completed comment form to ALB270TollSetting@mdta.maryland.gov; printing and mailing a completed comment form to Phase 1 South. American Legion Bridge I-270 to I-370 Toll Rate Range Public Comment, Maryland Transportation Authority, 2310 Broening Highway, Baltimore, MD 21224; or providing call-in testimony at 855-701-1977 and leave a single voicemail that is limited to three minutes.

The table below provides proposed toll rate ranges in cost per mile (\$/mile) for all vehicle and payment types associated with use of future High-Occupancy Toll (HOT) lanes within Phase 1 South: American Legion Bridge I-270 to I-370. The vehicle classifications, payment methods and associated multipliers are consistent with existing MDTA facilities. For example, the 3-axle light multiplier is 1.5x the 2-axle rate for the same payment type and the multiplier between Video Tolling (unregistered video) and electronic toll collection (ETC) for the same vehicle classification is 1.5x. Tolls will be collected electronically at highway speeds, using overhead gantries, with no toll plazas or toll booths (cashless tolling). Overhead tolling gantries will be placed within each tolling segment along Phase 1 South: American Legion Bridge I-270 to I-370. The toll rates are determined on a segment-by-segment basis and summed to form a trip. The toll rate per mile may vary within each tolling segment based on traffic conditions, resulting in higher rates in the more congested segments and lower rates in the less congested segments.

		HOT LANES						
VEHICLE CLASSIFICATIONS	GENERAL PURPOSE LANES		Proposed Toll Rate Ranges (2021\$/mile) <sup>3</sup>			HOV 3+		
			Minimum Toll Rate Range <sup>2</sup>	Soft Rate Cap	Maximum Toll Rate Range	Vanpools Carpools	Buses Motorcycles	
Passenger Vehicle (2-axle)			\$ 0.20	\$ 1.50	\$ 3.76	Free	Free	
Motorcycle	-		\$ 0.00	\$ 0.00	\$ 0.00			
3-axle Light	1		\$ 0.30	\$ 2.25	\$ 5.64			
3-axle Heavy	-	Electronic Toll	\$ 0.40	\$ 3.00	\$ 7.53			
4-axle Light	Free	Collection (ETC)	\$ 0.51	\$ 3.75	\$ 9.41			
4-axle Heavy	1	E-ZPass	\$ 0.61	\$ 4.50	\$ 11.29			
5-axle	1		\$ 1.21	\$ 9.00	\$ 22.58			
6+-axle	1	1		\$ 1.52	\$ 11.25	\$ 28.22		
Passenger Vehicle (2-axle)				\$ 0.25	\$ 1.88	\$ 4.70		
Motorcycle	]		\$ 0.00	\$ 0.00	\$ 0.00			
3-axle Light	]	Day, By Diata	\$ 0.38	\$ 2.81	\$ 7.05			
3-axle Heavy	Free	Pay-By-Plate Free (Registered Video) (1.25x ETC)	\$ 0.50	\$ 3.75	\$ 9.41	Free	Free	
4-axle Light	riee		\$ 0.64	\$ 4.69	\$ 11.76			
4-axle Heavy		(1.25X ETC)	\$ 0.76	\$ 5.63	\$ 14.11			
5-axle			\$ 1.51	\$ 11.25	\$ 28.23			
6+-axle			\$ 1.90	\$ 14.06	\$ 35.28			
D )(1:1(2)1)	1	1	¢ 0.20	4 2 25	45.4			
Passenger Vehicle (2-axle)	-		\$ 0.30	\$ 2.25	\$ 5.64			
Motorcycle	-		\$ 0.00	\$ 0.00	\$ 0.00			
3-axle Light		Video Tolling <sup>1, 4</sup>	\$ 0.46	\$ 3.38	\$ 8.47	Free	Free	
3-axle Heavy	Free		\$ 0.61	\$ 4.50	\$ 11.29			
4-axle Light			\$ 0.76	\$ 5.63	\$ 14.11			
4-axle Heavy	-		\$ 0.91	\$ 6.75	\$ 16.93			
5-axle			\$ 1.82	\$ 13.50	\$ 33.86			
6+-axle			\$ 2.28	\$ 16.88	\$ 42.33			

nregistered video surcharge (difference between ETC toll and unregistered video toll amount) cannot exceed \$15 per trip. The surcharge is subject to escalation as defined below. inimum trip toll (not per mile) by payment type for all vehicle types would be \$0.50 for customers using E-ZPass<sup>0</sup>, \$0.63 for customers using Pay-By-Plate (Registered Video), and \$0.75 for customers using Video Tolling (Unregistered Video)

\*Escalation formulas can be found at <u>mata.maryland.gov/ALB270TollSetting</u> \*Customers can receive an early payment discount of 15% off their toll up to \$5 for unregistered video trips if paid before notice is mailed

• The minimum toll rate is the lowest per-mile toll rate a vehicle may be charged within any tolling segment for the HOT lanes or the lowest total toll that may be charged regardless of how far a vehicle has traveled on the HOT lanes (not per mile). The minimum toll rate ensures short trips on the HOT lanes facility are charged a flat minimum toll to cover the toll capture, processing, and collection costs.

- The soft rate cap is the per-mile toll rate that can only be exceeded when at least one of the following thresholds are met within a given tolling segment along the HOT lanes during the preceding 5-minute period: traffic volume exceeds 1,600 passenger car equivalent vehicles per hour per lane (PCEphpl) or the average speed in a tolling segment is below 50 mph. The soft rate cap will always be lower than the maximum toll rate and can be exceeded only temporarily to provide customers who choose to pay a toll, a faster and more reliable trip. Exceeding the soft rate cap would apply to a specific toll segment under certain defined conditions, not a whole trip. The soft rate cap will only be exceeded until the throughput and speed performance targets are achieved, and then the toll rate will gradually return to the soft cap or below. Although not standard practice in the tolling industry, the MDTA is choosing to be one of only two states in the United States to set a soft rate cap to constrain the toll rate as a protective measure for customers.
- The maximum toll rate is the highest per-mile toll rate that may be charged within any tolling segment for the HOT lanes. Under no circumstance will the maximum toll rate be exceeded. In extremely rare circumstances when traffic demand is very high within a given tolling segment (e.g., severe crashes or extreme weather events), the toll rate may reach the maximum toll rate. The toll rate is determined on a segment-by-segment basis. The probability is highest on the northbound portion of Phase 1 South, just north of the American Legion Bridge
- Escalation The approved toll rate ranges are intended for the duration of the Phase 1 South: American Legion Bridge I-270 to I-370 agreement (anticipated to be 50 years). For the toll rates to effectively manage demand and ensure reliability for users of the HOT lanes into the future, the maximum per mile rates, soft rate caps, and unregistered video surcharge rates will escalate over time to account for inflation, population employment, and income growth. The minimum per mile toll rate ranges and the minimum trip tolls are both subject to escalation for inflation only

The MDTA also is planning public hearings to seek public testimony on the proposed toll rate ranges for Phase 1 South: American Legion Bridge I-270 to I-370. The hearings will provide an opportunity to comment for the official record through verbal public or one-on-one testimony or through written comment. Public hearing materials should be reviewed prior to attending a public hearing.

The MDTA will provide dates and details in future announcements for virtual and in-person public hearings to be scheduled during the

comment period. Registration to provide testimony at a public hearing will open once the public hearing dates are announced. For in-person hearings, all CDC guidelines related to COVID-19 will be followed. There will be no formal presentation during the public hearings, and no responses to guestions will be given. The public will be able to listen live to the hearings via telephone or by watching a livestream at mdta.maryland.gov/ALB270TollSetting. ALL COMMENTS received, whether at the hearing or through other methods, will be given EQUAL CONSIDERATION.



If you are unable to access the hearing materials online, or if you require special accommodations under the Americans with Disabilities Act or require language translation services (free of charge), please contact the MDTA's Title VI Officer at mdtaeeo@mdta.maryland.gov or at 410-537-6720.

(5-27)

### LEGALS

#### THE CITY OF BOWIE, MARYLAND SUMMARY OF BUDGET ORDINANCE O-1-21

The Adopted Budget Ordinance for Fiscal Year July 1, 2021, to June 30, 2022, appropriates monies on-hand and anticipated revenue for all the diverse funds of the City of Bowie. O-1-21 establishes a real property tax rate of \$.40 per one hundred dollars of assessed value and a personal property tax rate of \$1.00 per one hundred dollars of assessed value. It also establishes:

Special Taxing District 1 - University of Maryland Science and Technology Center Stormwater Management (Melford) - at a rate of \$0.071 per hundred dollars of assessed value for all real property.

Special Taxing District 2 - Bowie Town Center (Centennial Park) Stormwater Management - at a rate of \$0.037 per hundred dollars of assessed value for all real property.

Special Taxing District 5 - Highbridge Stormwater Management - at a rate of \$0.008 per hundred dollars of assessed value for all real property.

Special Taxing District 6 - Gateway Stormwater Management - at a rate of \$0.022 per hundred dollars of assessed value for all real property.

Special Taxing District 7 - Pin Oak Stormwater Management - at a rate of \$0.043 per hundred dollars of assessed value for all real property.

Special Taxing District 8 - Elder Oak Stormwater Management - at a rate of \$0.008 per hundred dollars of assessed value for all real property.

Special Taxing District 11 - Collington Stormwater Management - at a rate of \$0.026 per hundred dollars of assessed value for all real property.

42174 Fage 0177 among the Land		
Records Book for Prince George's	General Fund Revenues	<u>\$ 64,382,300</u>
County, Maryland, Assessed Value:	General Fund Appropriations are:	
\$157,333; and Assessed to: SMS Fi-	City Council	\$ 403,600
nancial, XXVI, LLC; Property ID: 06-0430538.	City Manager	1,394,200
04303300.	Human Resources	742,200
The Complaint states, among	Elections	500
other things, that the amounts nec-	Finance	1,370,100
essary for redemption have not been	Information Technology	3,593,300
paid, although more than six (6)	Legal Services	203,300
months from the date of sale has ex-	Communications	1,177,800
It is thereupon this 17th day of	Business Operations	1,630,200
May, 2021, by the Circuit Court for	City Clerk	212,800
Prince George's County;	Community Services	1,143,300
ORDERED, that notice be given	Building Maintenance	1,479,600
by the insertion of a copy of this	Planning and Community Development	751,100
Order in a newspaper having a gen-	Economic Development	848,800
eral circulation in Prince George's County once a week for three suc-	Housing Inspection and Code Compliance	914,800
cessive weeks, the last insertion on	Emergency Management	474,400
or before June 11th, 2021, warning	Police Department	13,964,400
all persons interested in the said	Public Works Administrative Division	1,866,900
properties to be and appear in this	Equipment Maintenance and Garage Division	850,700
Court by the 20th day of July, 2021	Solid Waste Division	6,812,100
and redeem the Property, and an- swer the Complaint, or thereafter a	Street Maintenance Division	6,989,700
final judgment will be rendered	Stormwater Management Division	644,600
foreclosing all rights of redemption	Stormwater Management Division -	83,700
in this Property and vesting in the	Special Tax Districts	
Plaintiff a title, free and clear of all	Senior Services	1,442,100
encumbrances.	Youth Services Bureau	1,360,400
MAHASIN EL AMIN	Animal Control Program	239,000
Clerk of the Circuit Court for	Recreation and Parks	1,233,500
Prince George's County, Maryland	Bowie Playhouse	197,700
True Copy—Test:	Parks and Grounds	3,972,600
Mahasin Él Amin, Clerk	Ice Arena	1,148,700
<u>139573</u> (5-27,6-3,6-10)	Historic Properties	688,100
	Gymnasium	839,000
Serving	Debt Service	2,303,800
U	Unclassified and Non-departmental	840,000
Prince George's	Transfers	<u>2,565,300</u>
County Since 1932	TOTAL APPROPRIATIONS	\$ 64,382,300
-		+ 0 -,000-,000



#### PUBLIC NOTICE SUBSTANTIAL AMENDMENT TO THE PRINCE GEORGE'S COUNTY STATE OF MARYLAND COMMUNITY DEVELOPMENT BLOCK GRANT COVID ROUND 2 PROGRAM

The State of Maryland awarded Prince George's County \$2,672,725.00 in CDBG-CV2 funds to administer a Tenant-based Emergency Rental Assistance Program. Prince George's County Department of Housing and Com-munity Development has determined that it is necessary to revise the approved use(s) under the grant awarded by the State of Maryland Department of Housing and Community Development for a rental assistance program due to the coronavirus. As other sources have been identified for this use, the CDBG-CV2 funding can be used for other needs in conformance with program regulations to assist in preventing, preparing for, and responding to the coronavirus crisis.

The Prince George's County Substantial Amendment to the Community Development Block Grant COVID Round 2 (CDBG-CV2) Program is now available for public comment for five (5) days. The public comment period will end on June 1, 2021. A copy of this notice also appears on the Department of Housing and Com-Development's website munity at: www.princegeorgescountymd.gov/sites/dhcd/resources/ plansandreports/.

In accordance with the Prince George's County Department of Housing and Community Development Citizen Participation Plan, we are seeking public comment on our plan to divert funding from rental assistance activities to the following activities:

Proposed CDBG-CV2 – funded projects:

Emergency Food Bank Activities	\$ 2,615,576.00
<ul> <li>Program Administration</li> </ul>	<u>\$ 57,149.00</u>
Total:	\$ 2.672.725.00

Written comments will be accepted until June 1, 2021, via email at CDBGCPD@co.pg.md.us At this time, all non-essential County employees are teleworking.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court. Suite 500 Largo, Maryland 20774 Date: May 27, 2021

139586

#### NOTICIA PÚBLICA ENMIENDA SUSTANCIAL AL BLOOUE DE DESARROLLO COMUNITARIO, PROGRAMA COVID RONDA 2 CONDADO DE PRINCE GEORGE ESTADO DE MARYLAND

El Estado de Maryland otorgó al Condado de Prince George \$ 2,672,725.00 en fondos CDBG-CV2 para administrar un Programa de asistencia de alquiler de emergencia para inquilinos. El Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George ha determinado que es necesario revisar los usos aprobados bajo la subvención otorgada por el Departamento de Vivienda y Desarrollo Comunitario del Estado de Maryland para un programa de asistencia de alquiler debido al coronavirus. Como se han identificado otras fuentes para este uso, la financiación de CDBG-CV2 se puede utilizar para otras necesidades de conformidad con las regulaciones del programa para ayudar a prevenir, prepararse y responder a la crisis del coronavirus.

La Enmienda Sustancial del Condado de Prince George al Programa de la Ronda 2 (CDBG-CV2) de la Subvención en Bloque para el Desarrollo Comunitario COVID va está disponible para comentarios del público durante cinco (5) días. El período de comentarios públicos terminará el 1 de junio de 2021. Una copia de este aviso también aparece en el sitio web del Departamento de Vivienda y Desarrollo Comunitario en:

www.princegeorgescountymd.gov/sites/dhcd/resources/ plansandreports/

De acuerdo con el Plan de Participación Ciudadana del Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George, estamos buscando comentarios del público sobre nuestro plan para desviar fondos de las actividades de asistencia de alquiler a las siguientes actividades:

Propuesta de proyectos financiados por CDBG-CV2:

Actividades del Banco de Alimentos de Emergencia	\$ 2,615,576.00
Administración del programa	<u>\$ 57,149.00</u>
Total:	\$ 2,672,725.00

Se aceptarán comentarios escritos hasta el 1 de junio de 2021, por correo electrónico a CDBGCPD@co.pg.md.us En este momento, todos los empleados no esenciales del Condado están trabajando a distancia.

El Condado de Prince George promueve afirmativamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacional, discapacidad o estado familiar en la admisión o el acceso a los beneficios en programas o actividades.

Por autoridad de: Aspasia Xypolia, Directora Condado de Prince George Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 500 Largo, Maryland 20774 Fecha: 27 de mayo de 2021

139587

(5-27)

#### Difference between Revenues and Appropriations None Equipment Acquisition & Replacement Fund Revenues and Appropriations \$ 3,772,700 Capital Projects Fund **Revenues and Appropriations** 9,387,900

The following Water and Sewer Rate structure is effective for water consumption and sewerage service used after July 1, 2021:

Water consumption charge of \$5.69 per 1,000 gallons. Sewerage Surcharge of 143.2 percent of water consumption charge of \$8.15 per 1,000 gallons of water billed. A minimum annual residential fixed charge for Water and Sewer of \$120 for 3/4, 5/8 and 1" meters per residence and a commercial and public authorities annual fixed charge for Water and Sewer based on meter size, from \$480 for 1 1/2" meters, and progressing to \$15,000 for 10" meters. Renewal and replacement charge of \$22.75.

Ordinance O-1-21 also establishes certain administrative provisions concerning non-payment, late and returned check charges, security advances, meter inspection, initial connection and reconnection services fees, sub-meter installation and new customer account processing fees, which are non-returnable.

Water and Sewer Fund - Revenue	\$ 10,429,900
Water and Sewer Fund – Appropriations are:	
Administrative and General -	
Billing and Accounting	651,200
Water Supply Division	4,864,700
Wastewater Division	4,060,900
Debt Retirement	117,800
Miscellaneous and Non-Departmental	175,000
Transfers to General Fund	<u>560,300</u>
Total Appropriation	\$10,429,900
Difference between Revenues and	
Appropriations	None

INTRODUCED by the Council of the City of Bowie, Maryland at a Special Meeting, April 12, 2021.

ADOPTED by the Council of the City of Bowie, Maryland at a Regular Meeting, May 17, 2021.

Alfred D. Lott City Manager

139622 (5-27)

(5-27)

# The Prince George's Post

LEGALS		LEGALS		LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION
Paradise Point LLC	Paradise Point LLC	FAYETTEVILLE PROPERTIES,	FAYETTEVILLE PROPERTIES,	FAYETTEVILLE PROPERTIES,	FAYETTEVILLE PROPERTIES
C/O Lucas I. Dansie Counsel for Plaintiff	C/O Lucas I. Dansie Counsel for Plaintiff	INC. C/O KMA LAW OFFICE	INC. C/O KMA LAW OFFICE	INC. C/O KMA LAW OFFICE	INC. C/O KMA LAW OFFICE
406 5th Street NW, Lower Level Washington DC 20001	406 5th Street NW, Lower Level Washington DC 20001	540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND	540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND	540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND	540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLANI
Phone (Ž02) 783-1597 lucas@dansielaw.com,	Phone (Ž02) 783-1597 lucas@dansielaw.com,	21146	21146	21146	21146
v. V.	v. V.	PLAINTIFF V.	PLAINTIFF V.	PLAINTIFF V.	PLAINTIFI V.
CVC USA Corporation	CVC USA Corporation				
2800 Bay Hill Dr Beltsville, MD 20705,	12800 Bay Hill Dr. Beltsville, MD 20705,	CHEVERLY MEWS, LLC	CHEVERLY MEWS, LLC	CHEVERLY MEWS, LLC	CHEVERLY MEWS, LLC
and	and	SERVE ON: ROY LITTLEJOHN, RESIDENT AGENT & SOLE MEM-	SERVE ON: ROY LITTLEJOHN, RESIDENT AGENT & SOLE MEM-	SERVE ON: ROY LITTLEJOHN, RESIDENT AGENT & SOLE MEM-	SERVE ON: ROY LITTLEJOHN RESIDENT AGENT & SOLE MEM
nu	anu	BER	BER	BER	BER
Benjamin C. Winn, Esq. 3701 Pender Dr.	Benjamin C. Winn, Esq. 3701 Pender Dr.	7080 31ST STREET NW WASHINGTON DC 20015	7080 31ST STREET NW WASHINGTON DC 20015	7080 31ST STREET NW WASHINGTON DC 20015	7080 31ST STREET NW WASHINGTON DC 20015
Guite 210 Fairfax, VA 22030,	Suite 210 Fairfax, VA 22030,	SERVE ON: ROY LITTLEJOHN,	SERVE ON: ROY LITTLEJOHN,	SERVE ON: ROY LITTLEJOHN,	SERVE ON: ROY LITTLEJOHN
dillax, VA 22030,	Fairiax, VA 22030,	RESIDENT AGENT & SOLE MEM-	RESIDENT AGENT & SOLE MEM-	RESIDENT AGENT & SOLE MEM-	RESIDENT AGENT & SOLE MEM
and	and	BER 1311 MORNINGSIDE DRIVE	BER 1311 MORNINGSIDE DRIVE	BER 1311 MORNINGSIDE DRIVE	BER 1311 MORNINGSIDE DRIVE
Woori America Bank	Woori America Bank	SILVER SPRING, MD 20904	SILVER SPRING, MD 20904	SILVER SPRING, MD 20904	SILVER SPRING, MD 20904
c/o James Seung Lee, Res. Agent 10035 Baltimore National Pike	c/o James Seung Lee, Res. Agent 10035 Baltimore National Pike	AND	AND	AND	AND
Ellicott City, MD 21042,	Ellicott City, MD 21042,	(All persons having or claiming to	(All persons having or claiming to	(All persons having or claiming to	(All persons having or claiming t
ind	and	have an interest in the property sit-	have an interest in the property sit-	have an interest in the property sit-	have an interest in the property sit
rince George's County, Maryland,	Prince George's County, Maryland,	uate and lying in Prince George's County and known as:)	uate and lying in Prince George's County and known as:)	uate and lying in Prince George's County and known as:)	uate and lying in Prince George' County and known as:)
ind	and	0 IVYWOOD AVE CAPITOL HEIGHTS, MD 20743	0 HUSKWOOD AVE (x5761) CAPITOL HEIGHTS, MD 20743	0 HUSKWOOD AVE (x5753) CAPITOL HEIGHTS, MD 20743	0 HUSKWOOD AVE (x5746) CAPITOL HEIGHTS, MD 20743
all unknown owners of the property described below, their heirs, de-	all unknown owners of the property described below, their heirs, de-	AND	AND	AND	AND
visees and personal representatives	visees and personal representatives				
and their or any of their heirs, de- visees, executors, administrators,	and their or any of their heirs, de- visees, executors, administrators,	PRINCE GEORGE'S COUNTY MARYLAND	PRINCE GEORGE'S COUNTY MARYLAND	PRINCE GEORGE'S COUNTY MARYLAND	PRINCE GEORGE'S COUNTY MARYLAND
grantees, assigns, or successors in ight, title and interest and any and	grantees, assigns, or successors in right, title and interest and any and	SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY	SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY	SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY	SERVE ON: RHONDA L. WEAVER ACTING COUNTY ATTORNEY
all persons having or claiming to	all persons having or claiming to	1301 MCCORMICK DRIVE, STE	1301 MCCORMICK DRIVE, STE	1301 MCCORMICK DRIVE, STE	1301 MCCORMICK DRIVE, ST
have an interest in the property de- scribed as:	have an interest in the property de- scribed as:	4100 LARGO, MD 20774	4100 LARGO, MD 20774	4100 LARGO, MD 20774	4100 LARGO, MD 20774
12800 BAY HILL DR BELTSVILLE	BAY HILL DR BELTSVILLE 20705-	AND	AND	AND	AND
20705-0000 and also known as Ac-	0000 and also known as Account				
count Number 01-3245867, Defendants.	Number 01-3666054, Defendants.	UNKNOWN OWNERS OF THE PROPERTY:	UNKNOWN OWNERS OF THE PROPERTY:	UNKNOWN OWNERS OF THE PROPERTY:	UNKNOWN OWNERS OF THE PROPERTY:
In the Circuit Court for Prince George's County, Maryland	In the Circuit Court for Prince George's County, Maryland	0 IVYWOOD AVE CAPITOL HEIGHTS, MD 20743	0 HUSKWOOD AVE (x5761) CAPITOL HEIGHTS, MD 20743	0 HUSKWOOD AVE (x5753) CAPITOL HEIGHTS, MD 20743	0 HUSKWOOD AVE (x5746) CAPITOL HEIGHTS, MD 20743
Case No. CAE 21-02680	Case No. CAE 21-02681	The unknown owner's heirs, de- visees, and Personal Representa-	The unknown owner's heirs, de- visees, and Personal Representa-	The unknown owner's heirs, de- visees, and Personal Representa-	The unknown owner's heirs, de visees, and Personal Representa
The object of this proceeding is to secure the foreclosure of all rights of	The object of this proceeding is to secure the foreclosure of all rights of	tives and their or any of their heirs,	tives and their or any of their heirs,	tives and their or any of their heirs,	tives and their or any of their heirs
redemption in the following prop- erty, sold by the Collector of Taxes	redemption in the following prop- erty, sold by the Collector of Taxes	devisees, executors, administrators, grantees, assigns, or successors in	devisees, executors, administrators, grantees, assigns, or successors in	devisees, executors, administrators, grantees, assigns, or successors in	devisees, executors, administrators grantees, assigns, or successors in
or Prince George's County to the Plaintiff:	for Prince George's County to the Plaintiff:	right, title and interest	right, title and interest	right, title and interest	right, title and interest
12800 BAY HILL DR BELTSVILLE	BAY HILL DR BELTSVILLE 20705-	Defendants	Defendants	Defendants	Defendant
20705-0000 also known as Account	0000 also known as Account Num-	In the Circuit Court for	In the Circuit Court for	In the Circuit Court for	In the Circuit Court for
Number 01-3245867	ber: 01-3666054	Prince George's County, Maryland	Prince George's County, Maryland	Prince George's County, Maryland	Prince George's County, Maryland
The Complaint states, among other things, that the amounts nec-	The Complaint states, among other things, that the amounts nec-	CASÉ NO.:	CASĚ NO.:	CASÉ NO.:	CASE NO.:
essary for redemption have not	essary for redemption have not	CAE 21-02697	CAE 21-02698	CAE 21-02699	CAE 21-02700
peen paid. It is therefore on this 10th day of May, 2021, by the Circuit	been paid. It is therefore on this 10th day of May, 2021, by the Circuit	The object of this proceeding is to	The object of this proceeding is to	The object of this proceeding is to	The object of this proceeding is t
Court for Prince George's County, Maryland:	Court for Prince George's County, Maryland:	secure the foreclosure of all rights of redemption in the following prop-	secure the foreclosure of all rights of redemption in the following prop-	secure the foreclosure of all rights of redemption in the following prop-	secure the foreclosure of all rights o redemption in the following prop erty described below in the State o
ORDERED, that notice be given	ORDERED, that notice be given	erty described below in the State of Maryland, sold by the Collector of	erty described below in the State of	erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County	Maryland, sold by the Collector of
by insertion of a copy of this	by insertion of a copy of this	Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the	Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the	Taxes for Prince George's County and the State of Maryland to the	Taxes for Prince George's County and the State of Maryland to the
by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince	by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince	Plaintiff in this proceeding:	Plaintiff in this proceeding:	Plaintiff in this proceeding:	Plaintiff in this proceeding:
George's County once a week for three (3) successive weeks, warning	George's County once a week for three (3) successive weeks, warning	All that property in Prince	All that property in Prince	All that property in Prince	All that property in Princ

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

the property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the prop-erty, and vesting in the Plaintiff a title, free and clear of all encumbrances.

George's County once a week for three (3) successive weeks, warning all persons interested in the prop-erty to appear in this Court by the 13th day of July, 2021 and redeem

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

True Copy—Test: Mahasin El Amin, Clerk (5-20,5-27,6-3) 139507

all persons interested in the prop-erty to appear in this Court by the 13th day of July, 2021 and redeem the property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemution in the prop rights of redemption in the prop-erty, 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 (5-20,5-27,6-3) 139508

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

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

### 9611 CONVERSE COURT BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Brenda J Brooks-Blalock, dated May 28, 2008, and recorded in Liber 29737 at folio 573 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland, on

#### JUNE 8, 2021

#### AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of 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 prop-erty 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 discharges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale, and as-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 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 # <u>20-603949</u>)

> LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded

in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

139492

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

to Cheverly Mews, LLC

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

All that property in Prince George's County described as: Lots 26.27.28. 29. 30, 20,000.0000 Sq.Ft., Engle-wood Blk 5, Assmt \$17,700, Lib 15897 Fl 582, tax account no 18-2013332, and assessed

no 18-2013332, and assessed

and a day from the date of sale has expired. It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for general George's County once a week for three (3) successive weeks on or be-fore the 4th day of June, 2021, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021, and rethe 13th day of July, 2021, and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139511 (5-20,5-27,6-3) no 18-1985761, and assessed to Cheverly Mews, LLC

All that property in Prince George's County described as: Lots 50,51,52,53,54, 12,500.0000 Sq.Ft., Engle-wood Blk 5, Assmt \$17,600, Lib 15897 Fl 582, tax account

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

and a day from the date of sale has expired. It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for George's County once a week for three (3) successive weeks on or be-fore the 4th day of June, 2021, warnfore the 4th day of June, 2021, warn-ing all persons interested in the property to appear in this Court by the 13th day of July, 2021, and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139512

no 18-1985753, and assessed to Cheverly Mews, LLC

All that property in Prince George's County described as: Lots 45.46.47. 48 & 49, 12,500.0000 Sq. Ft., Engle-wood Blk 5, Assmt \$17,500, Lib 15897 Fl 582, tax account po 18-1985753 and assessed

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper baying a

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

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

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

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

SALLIE J. POTEAT

Estate No.: 119746

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-tition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal rep-

A VIRTUAL hearing will be held July 15, 2021, at 10:15 A.M. This hearing may be transferred or postponed to a subsequent time.

Further information, including vir-tual hearing information may be ob-

tained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-

UPPER MARLBORO, MD 20773-1729

(5-20, 5-27)

REGISTER OF WILLS FOR

CERETA A. LEE

P.O. Box 1729

PRINCE GEORGE'S COUNTY

above estate:

resentative.

3790.

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

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

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

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

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

### NOTICE

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

vs.

Substitute Trustees/ Plaintiffs,

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

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

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

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

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 139549 (5-20, 5-27, 6-3)

#### 139531

Seat Pleasant Police Department

Proudly Serving

### LEGISLATION ADOPTED CITY COUNCIL REGULAR WORK SESSION

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

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

at:

6011 Addison Rd. Seat Pleasant, MD 20743

(5-20,5-27,6-3,6-10)

(5-20,5-27,6-3) 139513

Prince George's County Since 1932

### LEGALS

### CITY OF SEAT PLEASANT MONDAY, MAY 3, 2021

Amendment Resolution shall be deemed a fair summary.

least June 21st, 2021.

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

139537

#### **ORDER OF PUBLICATION**

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

#### Kalamba Ntambwe, and

v.

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

and also known as Account Number 18-3231958,

Defendants,

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

#### Case No. CAE 21-01601

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

6103 Modupeola Way Capitol Heights, MD 20743

also known as Account Number: 18-3231958

The Complaint states, among other things, that the amounts 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 eorge's County once a week for three (3) successive weeks, warning all persons interested in the propto appear in this Court by the and day of August, 2021, and re-deem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclos-ing 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
139437	(5-13,5-20,5-27)

LM File: 47-00005-Prime Time Home Buvers

LEWIS MCDANIELS, LLC 50 Citizens Way

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

### **ORDER OF PUBLICATION** FAYETTEVILLE PROPERTIES, C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND 21146

PLAINTIFF V.

#### CHEVERLY MEWS, LLC

SERVE ON: ROY LITTLEIOHN. **RESIDENT AGENT & SOLE MEM-**BER 7080 31ST STREET NW WASHINGTON DC 20015

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

#### AND

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

0 HUSKWOOD AVE (x5738) CAPITOL HEIGHTS, MD 20743

#### AND

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

#### AND

UNKNOWN OWNERS OF THE PROPERTY:

0 HUSKWOOD AVE (x5738) CAPITOL HEIGHTS, MD 20743

The unknown owner's heirs, devisees, and Personal Representa-

### **LEGALS**

**ORDER OF PUBLICATION** PRINCE GEORGE'S COUNTY, MARYLAND

A Body Corporate and Politic 1301 McCormick Drive, Suite 1100 Largo, MD 20774

Plaintiff

Eugene Moriaty ADDRESS UNKNOWN

and

# Mary I. Moriaty ADDRESS UNKNOWN

Defendants

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

#### PROPERTY DESCRIPTION

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

#### Defendants

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

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

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

#### 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 inter-

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

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

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

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

#### LEGALS

LM File No.: 380-00002-Treasured Lands, LLC

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

### **ORDER OF PUBLICATION**

#### Treasured Lands, LLC, Plaintiff

vs.

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

#### ORDER OF PUBLICATION

James F Truitt, Jr. c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 106 20 East Timonium Koau, June 1 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

V.

#### and

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

and

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

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

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

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: CAE 21-01617

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 1603 Thomas Road, Fort Washington, MD 20744 in the County of Prince George's, sold by the Collec-tor 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 newspaer having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property 1603 Thomas Road, Fort Washington, MD 20744 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

#### ORDER OF PUBLICATION

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

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

#### 4631 BALTIMORE AVENUE

and

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

#### and

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

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

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

#### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: CAE 21-01609

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 4631 Baltimore Avenue, Hyattsville, MD 20781 in the County of Prince George's, sold by the Collec-tor 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 newspa-per having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of August, 2021, and redeem the property 4631 Baltimore Avenue, Hyattsville, MD 20781 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

### **LEGALS**

Suite 202 Frederick, MD 21701

#### **ORDER OF PUBLICATION**

Prime Time Home Buyers, Plaintiff

vs.

The Forestgate General Partnership, Prince George's County, Maryland and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Plat 5 Outlot A .9800 Acres. Foresgate Blk C Assmt \$4,200 Lib 07485 FI 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, Marvland, described as Plat 5 Outlot Á .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-

ing. 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

tives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASÉ NO.: CAE 21-02701

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

All that property in Prince George's County described as: Lots 35.36.37. 38 & 39, 12,500.0000 Sq.Ft., Engle-wood Blk 5, Assmt \$17,500, Lib 15897 Fl 582, tax account po 18-1985738 and assessed no 18-1985738, and assessed to Cheverly Mews, LLC.

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

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

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

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

THIS COULD BE
YOUR AD!
Call 301-627-0900
for a quote.

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

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

### LEGALS

LM File No.: 380-00001-Treasured Lands, LLC

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

#### **ORDER OF PUBLICATION**

Treasured Lands, LLC,

Plaintiff, VS.

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

Defendants.

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

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

ing. The Complaint states, among other things, that the amount neces-

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

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

ing. 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 ex-

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

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

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

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

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

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

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

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

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

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

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th 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 undergned, on or before the earlier of the following dates:

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

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

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

#### ELAINE P. MECKLEY Personal Representative

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

Estate No. 120320

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

139473

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

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

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTY JEAN CHAPMAN

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

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

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

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

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

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

pired.

Plaintiff,

ORDER OF PUBLICATION

406 5th Street NW, Lower Level

Serve: David H. Wells, Jr., Resident

Prince George's County, Maryland,

all unknown owners of the property

described below, their heirs, de-

visees and personal representatives

and their or any of their heirs, de-

visees, 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 de-

and also known as Account Num-

Defendants

Paradise Point LLC

C/O Lucas I. Dansie Counsel for Plaintiff

Washington DC 20001 Phone (202) 783-1597

lucas@dansielaw.com,

v.

K Capital Corporation

11407 Cronhill Drive

Owings Mill, MD 21117,

Agent

Ste. N.

and

and

scribed as:

### **LEGALS**

4100

AND

PROPERTY:

LARGO, MD 20774

0 BELL STATION ROAD

right, title and interest

GLENN DALE, MD 20769

#### **ORDER OF PUBLICATION**

FAYETTEVILLE PROPERTIES, INC. C/O KMA LAW OFFICE

540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

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

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

SERVE AT: 1322 HUSKWOOD AV-ENUE

CAPITOL HEIGHTS, MD 20743

SERVE AT: 825 46TH STREET NE WASHINGTON DC 20019

#### AND

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

1322 HUSKWOOD AVENUE CAPITOL HEIGHTS, MD 20743

#### AND

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

#### AND

UNKNOWN OWNERS OF THE PROPERTY:

#### 1322 HUSKWOOD AVENUE CAPITOL HEIGHTS, MD 20743

The unknown owner's heirs, 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 21-02702

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

### LEGALS

#### **ORDER OF PUBLICATION**

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

Charles Goldstein Trustee 1 E Pratt Street Suite 800 Baltimore, MD 21202,

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

Defendants

SERVE: RHONDA L. WEAVER,

1301 MCCORMICK DRIVE, STE

UNKNOWN OWNERS OF THE

The unknown owner's heirs, de-

visees, and Personal Representatives

and their or any of their heirs, de-

visees, executors, administrators,

grantees, assigns, or successors in

ACTING COUNTY ATTORNEY

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

All that property in Prince George's County described as 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:

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 of August, 2021, and redeem the property described above 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) 139440

K Capital Corporation

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:

14603 S Springfield Rd Brandywine, MD 20613 and also known as Account Number: 11-1135599,

Defendants.

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

#### Case No. CAE 21-02715

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

14603 S Springfield Rd Brandywine, MD 20613 also known as Account Number 11-1135599

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the prop erty to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the prop-erty, 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 139574 (5-27,6-3,6-10)

#### ORDER OF PUBLICATION

Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington DC 20001 Phone (202) 783-1597 lucas@dansielaw.com, Plaintiff, V. K Capital Corporation Serve: David H. Wells, Jr., Resident Agent 11407 Cronhill Drive Suite N Owings Mill, MD 21117, 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:

14701 S SPRINGFIELD RD BRANDYWINE 20613-0000 and also known as Account Number 11-1135615,

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 21-02716

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

redemption in the following prop-

erty, sold by the Collector of Taxes

for Prince George's County to the

14701 S SPRINGFIELD RD

BRANDYWINE 20613-0000 also

known as Account Number: 11-

The Complaint states, among

other things, that the amounts nec

essary for redemption have not been paid. It is therefore on this

17th day of May, 2021, by the Circuit

Court for Prince George's County,

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having

a general circulation in Prince George's County once a week for

three (3) successive weeks, warning

all persons interested in the prop-erty to appear in this Court by the 20th day of July, 2021 and redeem

the property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all

rights of redemption in the prop-erty, 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

Plaintiff:

1135615

Maryland:

brances.

Defendants

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

14503 S Springfield Rd Brandywine, MD 20613

#### Case No. CAE 21-02717

ber 11-1135680,

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

14503 S Springfield Rd Brandywine, MD 20613 also known as Account Number: 11-1135680

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the prop-erty to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Com-plaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the prop-erty, 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

(5-27,6-3,6-10)

**LEGALS** 

True Copy-Test: Mahasin Él Amin, Clerk

139576

# LEGALS

#### **ORDER OF PUBLICATION**

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

K Capital Corporation Serve: David H. Wells, Jr., Resident Agent 11407 Cronhill Drive, Suite N Owings Mill, MD 21117,

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:

14805 S SPRINGFIELD RD BRANDYWINE 20613-0000 and also known as Account Number 11-1135656,

Defendants.

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

#### Case No. CAE 21-02719

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

14805 S SPRINGFIELD RD BRANDYWINE 20613-0000 also known as Account Number: 11-1135656

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the prop-erty to appear in this Court by the 20th day of July, 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 prop-erty, 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: lahasin Él Amin, Clerk <u>139578</u> (5-27,6-3,6-10)

All that property in Prince George's County described as: Lots 21.22, 9,150.0000 Sq.Ft., Englewood Blk 5, Assmt \$8,800, Lib 15897 Fl 582, tax account no 18-2108918, and assessed to Harry Trusty.

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

It is thereupon this 10th day of May, 2021, by the Circuit Court for

May, 2021, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 4th day of June, 2021, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021, and re-deem 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 Él Amin,	Clerk
139516	(5-20,5-27,6-3)

#### ORDER OF PUBLICATION

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

PLAINTIFF

V.

K & P GLENDALE, LLC SERVE ON: THOMAS H. PRICE, III, RESIDENT AGENT 13321 NEW HAMPSHIRE AVE., SUITE 110 SILVER SPRING, MD 20904

SERVE ON: ROY F. KILBY, MEM-BER 13627 ANNAPOLIS RD BOWIE, MD 20720

#### AND

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

#### 0 BELL STATION ROAD GLENN DALE, MD 20769

#### AND

PRINCE GEORGE'S COUNTY MARYLAND

### LEGALS

Richard E Hagerty, Esq. ATTN: Hania Iskandar-Guirguis 401 9th Street NW Washington DC 20004 571-888-4109

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF DOUGLAS L GREENFIELD AKA: DOUGLAS LITTMAN GREENFIELD

Notice is given that Elaine S Quin-tana, whose address is 3920 Calverton Drive, Hyattsville, MD 20782, was on April 13, 2021 appointed Per-sonal Representative of the estate of Douglas<sup>1</sup>L Greenfield aka Douglas Littman Greenfield who died on De-cember 2, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th 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 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 obtained from the Register of Wills.

ELAINE S QUINTANA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119651 139602 (5-27,6-3,6-10)

### LEGALS

Andrew Friedman c/o McMillan Metro PC 7811 Montrose Road, Suite 400 Potomac, Maryland 20854 240 778 2331

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF PAULA DORM

Notice is given that Sheldon D. Dorm, whose address is 4144 Park-wood Court, Brentwood, MD 20722, was on April 15, 2021 appointed Per-sonal Representative of the estate of Paula Permy who died or October Paula Dorm who died on October 29, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th 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 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 obtained from the Register of Wills.

SHELDON D. DORM Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119903 139601 (5-27,6-3,6-10)

Irue Coi -lest Mahasin El Amin, Clerk 139575 (5-27,6-3,6-10)

### LEGALS

John P Zanelotti, Esq. 381 Main Street, Suite 1 Laurel, Maryland 20707 410 975 4441

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF IOHN EDWARD GOLIWAS

Notice is given that Regina A. Weston, whose address is 3865 St. Leonard Road, St. Leonard, MD 20685, was on March 31, 2021 ap-pointed Personal Representative of the estate of John Edward Goliwas who died on October 26, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of September, 2021.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the 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 obtained from the Register of Wills.

REGINA A. WESTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119756 139600 (5-27, 6-3, 6-10)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES HELEN SARGIES-YOHO

Notice is given that Michelle L Yoho, whose address is 14906 4th Street Apt #103, Laurel, MD 20707 was on January 21, 2020 appointed personal representative of the small estate of Frances Helen Sargies-Yoho, who died on December 20, 2018 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 of this Notice.

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 dece-dent 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.

#### MICHELLE L YOHO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115983 139597 (5-27)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MIGUEL TERSY

Notice is given that Miguel E Tersy, whose address is 3002 Pow-der Mill Road, Adelphi, MD 20783, was on May 7, 2021 appointed per-sonal representative of the small es-tate of Miguel Tersy, who died on April 1, 2021 without a will.

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

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 Detrice. of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister 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 dece-dent 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.

#### MIGUEL E TERSY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120717 139598 (5-27)

#### **ORDER OF PUBLICATION**

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

VS.

DAVID ARISPE VEIZAGA Prince George's County, Maryland

#### AND

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

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

Defendants

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

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

#### 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 prop-erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

All that property in Prince George's County described as: 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. 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 powerpart baying a general 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 Él Amin, Clerk (5-13,5-20,5-27) <u>139441</u>

#### ORDER OF PUBLICATION FNA DZ, LLC

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

SOLOMON P HAMILTON III Prince George's County, Maryland

#### AND

Р

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

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

### **ORDER OF PUBLICATION**

LEGALS

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

Clara H. Bond, Personal Representative Estate of James S. Bond 9005 Taylor St Springdale, MD 20774-2550,

and

Gwendolyn Moore, Presonal Representative Estate of James S. Bond 3 Birkenhead Court Owings Mill, MD 21117-4893,

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:

Aquasco Rd Aquasco, MD 20608-0000 and also known as Account Number 08-0834952,

Defendants.

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

#### Case No. CAE 21-02718

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

Aquasco Rd Aquasco, MD 20608-0000 also known as Account Number: 08-0834952

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Com-plaint, 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 encur

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

ORDER OF PUBLICATION

C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208

GCA EQUITY PARTNERS PR LLC,

TRUSTEE OF THE GCA EQUITY

GCA EQUITY PARTNERS PR LLC

TRUSTEE OF THE GCA EQUITY

PARTNERS PR LLC TRUST-

SECURED REAL ESTATE INCOME

Prince George's County, Maryland

Heir, devisees, personal representa-

tives, and executors, administrators,

grantees, assigns or successors in

right, title, or interest and any and

all persons having or claiming to

TRUST-PHEASANT RIDGE

PHEASANT RIDGE #1B

FUND I LLC

AND

Wanda W Debord

Winston-Salem, NC 27106

VS.

UV PROPERTIES LLC

PARTNERS PR LLC

(5-27,6-3,6-10)

Plaintiff

True Copy—Test: Mahasin El Amin, Clerk

NOAH HARPER

brances.

139577

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 an-swer 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

(5-13, 5-20, 5-27) 139444

### ORDER OF PUBLICATION

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

Plaintiff, v

Little Child Holy Church of Faith, Inc.

Serve: Diane Gravely, Resident Agent 2309 Kenton Place Hillcrest, MD 20031,

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:

6044 OLD CENTRAL AVE CAPITOL HEIGHTS 20743-0000 and also known as Account Number 18-2033454,

Defendants

Prince George's County, Maryland Case No. CAE 21-02720

In the Circuit Court for

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

6044 OLD CENTRAL AVE CAPI-TOL HEIGHTS 20743-0000 also known as Account Number: 18-2033454

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

LM File: 219-00005-Mohseni

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

#### **ORDER OF PUBLICATION**

Ahmad Imants Shokouhi Mohseni, Plaintiff vs.

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

Defendants.

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

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

ing. 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 general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of June, 2021, warning all persons hav-ing or claiming to have any interest in the property described above to appear in this Court by the 3rd day of August, 2021, and redeem their 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 LM File: 219-00004-Mohseni

**LEGALS** 

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

#### **ORDER OF PUBLICATION**

Ahmad Imants Shokouhi Mohseni, Plaintiff VS.

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

Defendants.

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

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

ing. 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 general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of June, 2021, warning all persons hav-ing or claiming to have any interest in the property described above to appear in this Court by the 3rd day of August, 2021, and redeem their 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

### LEGALS

#### **ORDER OF PUBLICATION**

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

> PLAINTIFF V.

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

#### AND

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

#### 5502 59TH AVENUE RIVERDALE, MD 20737

#### AND

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

AND

UNKNOWN OWNERS OF THE PROPERTY:

5502 59TH AVENUE RIVERDALE, MD 20737

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

Defendants

Defendants

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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding. 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 cir-culation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 25th day of Lune 2021 warning all 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 an-swer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

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

THIS COULD BE

YOUR AD!

Call 301-627-0900

for a quote.

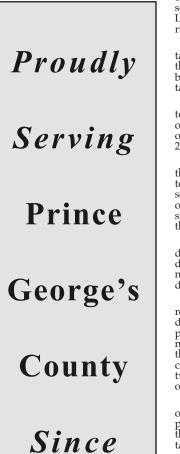
Prince George's County, described as follows: Tax Account No 3947736, 20,010 SQ.FT. & IMPS. WEST WOODS LOT 5; ASSMT \$80,500 LIB 35193 FL 307; ASSESSED TO UV

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-

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the propall persons interested in the prop-erty to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the prop-erty, and vesting in the Plaintiff a title, free and clear of all encum-brances. brances.

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

True Copy—Test: Mahasin El Amin, Clerk 139579 (5-27,6-3,6-10)



*1932* 

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 Arbu-tus Lane, Clinton, MD 20735, was on April 26, 2021 appointed Per-sonal Representative of the estate of Linda Lee Brown, who died on Feb-ruary 26, 2021 without a will.

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

All persons having any objection to the appointment 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 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 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 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

139478

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

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.

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

All persons having any objection to the appointment shall file their 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 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.

JOSEPH M. PARKER, JR. Personal Representative

139479

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

> Estate No. 119454 (5-13,5-20,5-27)

# and premises situate, described as: Prince George's County, described

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

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:

PROPERTIES LLC.

The Complaint states, among other

have any interest in the property

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

Defendants

#### CAE 21-00495

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF DONNA NICOLE MCCULLERS ISAAC

Notice is given that Shawnna Isaac, whose address is 4801 Somer-set Road, Riverdale, MD 20737, was

on May 4, 2021 appointed Personal Representative of the estate of Donna Nicole McCullers Isaac, who

died on March 24, 2020 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 represen-

All persons having any objection to the appointment shall file their objections with the Register of Wills

on or before the 4th day of Novem-

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

(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.

UPPER MARLBORO, MD 20773-1729

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

Notice is given that Wilson L Gar-

rett Jr, whose address is 1188 Winde-

mere Court, Fort Washington, MD

20744, was on May 17, 2021 ap-pointed Personal Representative of the estate of Alberta Garrett, who died on April 20, 2021 without a

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

Estate No. 117465

(5-27,6-3,6-10)

SHAWNNA ISAAC

REGISTER OF WILLS FOR

IN THE ESTATE OF

ALBERTA GARRETT

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

139607

Personal Representative

tative or the attorney.

decedent's death; or

will

ber, 2021.

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Mary T Wright, whose address is 15924

Paisley Lane, Bowie, MD 20716, was on May 6, 2021 appointed Personal Representative of the estate of David Lee Wright, who died on Feb-

Further information can be ob-

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

by contacting the personal represen-tative 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 Novem-

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

(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

(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.

UPPER MARLBORO, MD 20773-1729

MARY T WRIGHT

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

Personal Representative

the following dates:

decedent's death; or

ber, 2021.

ruary 3, 2020 without a will.

TO ALL PERSONS INTERESTED

IN THE ESTATE OF

DAVID LEE WRIGHT

### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIE T DOUGHERTY

Notice is given that Lynda Walker-Johnson, whose address is 5512 Fisher Drive, Temple Hills, MD 20748, was on May 10, 2021 appointed Personal Representative of the estate of Marie T Dougherty, who died on March 20, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 10th day of November, 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 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.

LYNDA WALKER-JOHNSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120263

(5-27,6-3,6-10)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LLOYD G EASTMAN JR

Notice is given that Ionie Eastman, whose address is 124 Mohican Drive, Oxon Hill, MD 20745, was on May 11, 2021 appointed Personal Representative of the estate of Lloyd Eastman Jr, who died on March 20, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 11th day of November, 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 obtained from the Register of Wills.

IONIE EASTMAN Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 120459

(5-27,6-3,6-10)

TO ALL PERSONS INTERESTED IN THE ESTATE OF **REGINALD LEE BARKLEY** 

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Sabrina Barkley, whose address is 5001 Sharon Road, Temple Hills, MD 20748, was on May 12, 2021 appointed Personal Representative of the estate of Reginald Lee Barkley, who died on April 26, 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 on or before the 12th day of November, 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 date: 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 potice. 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.

SABRINA BARKLEY Personal Representative

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

Estate No. 120583 139613 (5-27,6-3,6-10)

### LEGALS

### NOTICE

IN THE MATTER OF: Jax Wellington Tutt

FOR THE CHANGE OF NAME TO: Jax Wellington Smothers-Tutt

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

Case No. CAE 21-04911

A Petition has been filed to change the name of (Minor Child(ren)) Jax Wellington Tutt to Jax Wellington Smothers-Tutt. The latest day by which an objection to the Petition may be filed is the June 15, 2021.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

CAROLYN TAYLOR

Notice is given that Sidria A Brown, whose address is 2508 Larry Avenue, Fort Washington, MD 20744, was on May 11, 2021 ap-pointed Personal Representative of the estate of Carolyn Taylor, who died on July 18, 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 on or before the 11th day of November, 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 obtained from the Register of Wills.

SIDRIA A BROWN Personal Representative

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

Estate No. 118227 <u>139608</u> (5-27,6-3,6-10)

139609

**LEGALS** 

**LEGALS** 

#### NOTICE

IN THE MATTER OF: Jennifer Nicole Collins FOR THE CHANGE OF

NAME TO: Talib Khalid Naber

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-05392

A Petition has been filed to change the name of Jennifer Nicole Collins

### NOTICE

IN THE MATTER OF: Giselle Alexis-Yañez Hairston FOR THE CHANGE OF

NAME TO: Giselle Alexis Yañez

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

A Petition has been filed to change

NOTICE

IN THE MATTER OF:

Christian Michael Mcleer

FOR THE CHANGE OF

Christian Michael Mcleer-Irons

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 21-05378

A Petition has been filed to change

the name of (Minor Child(ren))

Christian Michael Mcleer to Chris-

NAME TO:

Case No. CAE 21-05388

the name of Giselle Alexis-Yañez Hairston to Giselle Alexis Yañez. The latest day by which an objection to the Petition may be filed is the June 15, 2021.

**LEGALS** 

NOTICE

IN THE MATTER OF: Crystal Lavae Cary

FOR THE CHANGE OF NAME TO: Crystal Cary Williams

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

Case No. CAE 21-05259 A Petition has been filed to change the name of Crystal Lavae Cary to

139611

Estate No. 119639 (5-27,6-3,6-10) 139610

tative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 17th day of November, 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 Will writh even to the end of the second sec 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 obtained from the Register of Wills.

WILSON L GARRETT 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. 120801

(5-27,6-3,6-10)

139616

to Talib Khalid Naber.

The latest day by which an objection to the Petition may be filed is the June 15, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139555 (5-27)

NOTICE

Zairrick Romeo-Jushustin Minter

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 21-04897

the name of Zairrick Romeo-Jushus-tin Minter to Romeo Zairrick

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

(5-27)

A Petition has been filed to change

IN THE MATTER OF:

FOR THE CHANGE OF

Romeo Zairrick Minter

NAME TO:

Minter.

139561

the June 15, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland <u>13</u>9556 (5-27)

tian Michael Mcleer-Irons. The latest day by which an objec tion to the Petition may be filed is the June 15, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland <u>13</u>9557 (5-27) Crystal Cary Williams.

The latest day by which an object tion to the Petition may be filed is the June 15, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139558 (5-27)

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139560 (5-27)

### LEGALS

#### NOTICE

IN THE MATTER OF: Ogunseye Gabriel Uthman

FOR THE CHANGE OF NAME TO: Gabriel Sunday Ogunseye

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

Case No. CAE 21-04429

A Petition has been filed to change the name of Ogunseye Gabriel Uthman to Gabriel Sunday Ogunseye. The latest day by which an objec-

tion to the Petition may be filed is the June 15, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139565 (5-27)

NOTICE IN THE MATTER OF:

Nicole Renee Chapman FOR THE CHANGE OF NAME TO: Nicole Renee Freeborn

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04867

A Petition has been filed to change the name of Nicole Renee Chap-

man to Nicole Renee Freeborn

The latest day by which an objection to the Petition may be filed is the June 15, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139562 (5-27)

### NOTICE

IN THE MATTER OF: Dwayne Lamont Stroud Jr

**LEGALS** 

FOR THE CHANGE OF NAME TO: Michael Dwayne Stroud

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04768

NOTICE

A Petition has been filed to change the name of Dwayne Lamont Stroud Jr to Michael Dwayne

Stroud The latest day by which an objection to the Petition may be filed is the June 15, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland <u>139564</u> (5-27)

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

Case No. CAE 21-04841

A Petition has been filed to change the name of (Minor Child(ren)) Daysi Joanna Cisneros Navarro to Daisy Joanna Cisneros.

the June 15, 2021. MAHASIN EL AMIN Clerk of the Circuit Court for

139563

IN THE MATTER OF: Daysi Joanna Cisneros Navarro FOR THE CHANGE OF NAME TO: Daisy Joanna Cisneros

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

The latest day by which an objec-

tion to the Petition may be filed is

Prince George's County, Maryland

(5-27)

PUBLIC NOTICE

#### TECHNICAL AMENDMENT TO THE PRINCE GEORGE'S COUNTY FISCAL YEAR (FY) 2022 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Department of Housing and Community Development (DHCD) seeks to notify the County of its intent to modify the Fiscal Year (FY) 2022 Annual Action Plan (AAP) for Housing and Community Development. The purpose of a technical amendment is to revise the County's FY 2022 (Federal FY 2021) formula allocation for the Community Development Block Grant (CDBG) Program to account for a modification outlined by the U.S. Department of Housing and Urban Development (HUD)

The Annual Action Plan (AAP) is a comprehensive strategy that describes actions, activities, and programs that will take place during FY 2022 to address priority needs and specific objectives identified in the FY 2021 - 2025 Consolidated Plan. The AAP also serves as an application for the following Federal entitlement funds: the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME) and the Emergency Solutions Grants (ESG) Program.

On May 4, 2021, the County Council and County Executive adopted and approved Council Resolution, CR-028-2021: FY 2022 Annual Action Plan for Housing and Community Development. The FY 2022 Annual Action Plan was based on HUD's Federal FY 2021 formula allocations. On May 13, 2021, HUD informed DHCD the County's Federal FY 2021 (County FY 2022) CDBG allocation increased by 1.45 percent (\$75,610). As such, in order to be consistent with the revised allocation, DHCD must modify the FY 2022 AAP based on the corrected allocation for the CDBG Program.

Based on the HUD notification regarding the revised CDBG allocation, DHCD seeks to authorize a "technical amendment" process for a change in the formula allocation to the County's FY 2022 CDBG Program funds, in the amount of \$75,610. The table below describes the original formula allocations and the modified allocations, plus \$344,311 in Program Income:

FY 2022 CDBG Funded Project Categories:	Original Amounts	Modified Amounts Per HUD	
CDBG Program Income for Eligible Activities	\$83,392.00	\$83,392.00	
Affordable Housing*	\$2,211,147.00	\$2,250,284.00	
Economic Development	\$397,885.00	\$403,663.00	
Planning & Administration	n \$1,047,031.00	\$1,062,153.00	
Public Facilities & Infrastructure	\$1,003,375.00	\$1,008,311.00	
Public Services	\$732,397.00	\$743,034.00	
Totals	\$5,475,227.00	\$5,550,837.00	
Note: Includes Entitlement Funds plus estimated (\$240,071) in Program Income			

A copy of the Modified FY 2022 Annual Action Plan for Housing and Community Development is available on the County's website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/.

For more information, please contact Ms. Shirley E. Grant at: segrant@co.pg.md.us or via phone at: 301-883-5542.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 Date: May 27, 2021

#### 139619

(5-27)

### LEGALS

#### NOTICIA PÚBLICA

#### ENMIENDA TÉCNICA AL PLAN DE ACCIÓN ANUAL DE VIVIENDA Y DESARROLLO PARA EL AÑO FISCAL (AF) 2022 DE VIVIENDA Y DESARROLLO COMUNITARIO EN EL CONDADO DE PRINCE GEORGE

El Departamento de Vivienda y Desarrollo Comunitario (DHCD) del Condado de Prince George busca notificar al Condado de su intención de modificar el Plan de Acción Anual (AAP) del Año Fiscal (FY) 2022 para Vivienda y Desarrollo Comunitario. El propósito de una enmienda técnica es revisar la fórmula de asignación de fondos del Condado para el año fiscal 2022 (año fiscal federal 2021) para el programa de subvenciones en bloque para el desarrollo comunitario (CDBG) para tener en cuenta una modificación descrita por el Departamento de Vivienda y Desarrollo Urbano (HUD) de los EE.UU.

El Plan de acción anual (AAP) es una estrategia integral que describe acciones, actividades y programas que se llevarán a cabo durante el año fiscal 2022 para abordar las necesidades prioritarias y los objetivos específicos identificados en el Plan Consolidado del año fiscal 2021-2025. La AAP también sirve como una solicitud para los siguientes fondos federales: la subvención en bloque para el desarrollo comunitario (CDBG), las asociaciones de inversión HOME (HOME) y el programa de subvenciones para soluciones de emergencia (ESG).

El 4 de mayo de 2021, el Consejo del Condado y la Ejecutiva del Condado adoptaron y aprobaron la Resolución del Consejo, CR-028-2021: Plan de acción anual para el año fiscal 2022 para la vivienda y el desarrollo comunitario. El Plan de acción anual para el año fiscal 2022 se basó en las asignaciones de fórmulas federales del año fiscal 2021 de HUD. El 13 de mayo de 2021, HUD informó al DHCD que la asignación de CDBG federal del Condado para el año fiscal 2021 (año fiscal 2022 del Condado) aumentó en un 1.45 por ciento (\$ 75,610). Como tal, para ser coherente con la asignación revisada, el DHCD debe modificar el AAP del año fiscal 2022 en función de la asignación corregida para el Programa CDBG.

Con base en la notificación de HUD con respecto a la asignación revisada de CDBG, el DHCD busca autorizar un proceso de "enmienda técnica" para un cambio en la asignación de fórmula a los fondos del programa CDBG del año fiscal 2022 del Condado, por un monto de \$ 75,610. La siguiente tabla describe las asignaciones de la fórmula original y las asignaciones modificadas, más \$ 344,311 en ingresos del programa:

Categorías de proyectos financiados por CDBG para el año fiscal 2022:	Montos originales	Montos modificados por HUD
Ingresos del programa CDBG para actividades elegibles	\$83,392.00	\$83,392.00
Vivienda asequible *	\$2,211,147.00	\$2,250,284.00
Desarrollo económico	\$397,885.00	\$403,663.00
Planificación y administración	\$1,047,031.00	\$1,062,153.00
Instalaciones públicas e infraestructura	\$1,003,375.00	\$1,008,311.00
Servicios públicos	\$732,397.00	\$743,034.00
Totales	\$5,475,227.00	\$5,550,837.00

Nota: Incluye fondos de derechos más los ingresos estimados del programa (\$ 240,071)

Una copia del Plan de acción anual modificado para el año fiscal 2022 para el desarrollo de la vivienda y la comunidad está disponible en el sitio web del Condado:

www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/.

Para obtener más información, comuníquese con la Sra. Shirley E. Grant en: segrant@co.pg.md.us o por teléfono al: 301-883-5542.

El Condado de Prince George promueve afirmativamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacional, discapacidad o estado familiar en la admisión o el acceso a los beneficios en programas o actividades.

ORDER OF PUBLICATION	ORDEI
Paradise Point LLC	JAMES SO

Plaintiff,

C/O Lucas I. Dansie

Washington DC 20001 Phone (202) 783-1597

lucas@dansielaw.com,

v.

Jesus, Inc.

and

and

scribed as:

5348 SHERIFF RD

ber 18-2024446,

P.O. Box 47492

Counsel for Plaintiff 406 5th Street NW, Lower Level

District Heights MD 20753-7492,

Prince George's County, Maryland,

all unknown owners of the property

described below, their heirs, de-

visees and personal representatives

and their or any of their heirs, de-

visees, 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 de-

CAPITOL HEIGHTS 20743-0000

and also known as Account Num-

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 21-02721

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, sold by the Collector of Taxes

for Prince George's County to the Plaintiff:

5348 SHERIFF RD CAPITOL

HEIGHTS 20743-0000 also known

The Complaint states, among other things, that the amounts nec-essary for redemption have not

been paid. It is therefore on this 17th day of May, 2021, by the Circuit

Court for Prince George's County,

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning

all persons interested in the prop

erty to appear in this Court by the 20th day of July, 2021 and redeem

the property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all

rights of redemption in the prop-

erty, 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

Maryland:

brances

139580

(5-27)

as Account Number: 18-2024446

Defendants.

LEGALS

**R OF PUBLICATION** JAMES SCHNEIDER

Plaintiff

VS. JEAN PIERRE ALMOND

13755 Edelen Dr. Bryantown MD 20617

WESTERN DEVELOPMENT LLC. Oneway United Church of Christ Eric DeBear Esq., Trustee for Western Development LLC. c/o Parker, Simon and Kokolis 110 North Washington St. Suite 500

Rockville MD 20852

MARGARET COSTELLO AND GERALD SACKS Trustee for Capital One A Maryland General Partnership 11413 Émpire Lane Rockville MD 20852

U.S. ATTORNEY GENERAL, Room 4400 950 Pennsylvania Ave. NW Washington, DC 20530-0001

STEVE MCGIBBON, DIRECTOR OF FINANCE The Office of Finance of Prince George's County, Maryland 14741 Governor Bowie Dr., Rm. 1090 Upper Marlboro MD 20772

PRINCE GEORGE'S COUNTY ATTORNEY OFFICE 14735 Main St M3403, Upper Marlboro MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY, DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DE-VISEES, AND PERSONAL REPRE-SENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

In the Circuit Court of Marvland for Prince George's County Case No. CAE 21-02704

The object of this proceeding is to secure and foreclose the rights of re-demption on the following prop-erty, sold by the Collector of Taxes for Prince George's County, State of Maryland to the plaintiff:

"25,142.0000 Sq. Ft. North Potomac View Lot 12 BLK A. and assessed to Jean-pierre Almond."

The property address is 11 Balmoral, Oxon Hill MD 20745

The complaint states, among other things, that the amounts necessary for redemption have not been paid; It is thereupon this 17th 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 The Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, once a week for three (3) consecutive weeks, on or before the 11th day of June, 2021, warning all persons interested in the property to appear in this Court by the 20th day of July, 2021, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the property and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

Por autoridad de: Aspasia Xypolia, Directora Condado de Prince George Departamento de Vivienda y Desarrollo Comunitario

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

LEGALS

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

# 129 JOYCETON WAY UPPER MARLBORO, MD 20774

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

#### JUNE 8, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private 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 ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-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 phys-ical 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, deter-mination 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 pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 340811-1)

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

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

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

139530

9200 Basil Court, Suite 500 Largo, Maryland 20774 Fecha: 27 de mayo de 2021

139620

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

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

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

You must reclaim these vehicles by: 06/07/2021

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

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

2006	NISSAN	MAXIMA	VA	57869P	1N4BA41E36C821002
1996	IFINITI	I30	VA	ULZ9460	JNKCA21D7TT022523
1993	TOYOTA	T100			JT4VD10A5P0015113
1986	INTERNATI	ONAL			
	HARVESTE	R		1	HTLCHYM3GHA25146
2001	MERCEDES	BENZ ML320	MD	798M679	4JGAB54E71A226531
1983	TOYOTA	CAMRY			4T1VK12E3PU056270

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

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

2006 DODGE CARAVAN 2008 FORD TAURUS 2014 TOYOTA VENZA VA ULK2023 WDBRF61JX3F394347 2003 MERCEDES BENZ C240 2014 FORD F150 2005 CHEVROLET TAHOE 1998 DODGE RAM 2014 CADILLAC ATS 1991 HONDA ACCORD 2010 JEEP COMMANDER MD 606M642 1J4RG5GT4AC137601

IS250

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

2HGES15575H538953

(5-27)139532

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

(5-27,6-3,6-10)

### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH J LACAPRIA

Notice is given that Ellen M La-capria, whose address is 4328 West-minster Place, Saint Louis, Missouri 63108, was on April 15, 2021 ap-pointed Personal Representative of the estate of Kenneth J Lacapria who died on March 9, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th 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: 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.

ELLEN M LACAPRIA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119917 (5-20,5-27,6-3)

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

True Copy—Test: Mahasin El Amin, Clerk 139572 (5-27,6-3,6-10)

### LEGALS

#### NOTICE

IN THE MATTER OF: Isata Manneh

FOR THE CHANGE OF NAME TO: Isata Manneh Peah

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04650

A Petition has been filed to change the name of Isata Manneh to Isata Manneh Peah.

The latest day by which an objection to the Petition may be filed is the June 15, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139553 (5-27)

#### NOTICE

IN THE MATTER OF: Omobolanle Atinuke Oguntade

FOR THE CHANGE OF NAME TO: Jayne Atinuke 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 Omobolanle Atinuke Oguntade to Jayne Atinuke Adewusi.

The latest day by which an objection to the Petition may be filed is the June 15, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139554 (5-27)

2005 HONDA CIVIC

2006 LEXUS

139621 (5-20, 5-27, 6-3)

#### **LEGALS**

Plaintiff

File No. 19-PG-JF-1096

Connell, LLC 124 South Street, Suite 4

Beverly Ann Poston, and

Annapolis, MD 21401

Tel. (410) 230-1800,

And

**Jeffrev** Frantz

**ORDER OF PUBLICATION** 

C/o William M. O'Connell, Esquire

Law Office of William M. O'-

Prince George's County, Maryland

All other persons having or claim-

ing to have an interest in the prop-

erty situate and lying in Prince

George's County and known as:

File No. 19-PG-JF-1085

#### ORDER OF PUBLICATION

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

Oxon Hill Holdings 2 LLC, a Dis-Company, and Kuei-Yin Chang Liu, Lender, and Lawrence Tucker, Trustee, and Brookside Park Condominium, Inc., and

4615 Red Hawk Terrace Bladensburg, MD 20710

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

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

#### Case Number: CAE 21-01637

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

4615 Red Hawk Terrace, Bladensburg, MD 20710

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

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

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be ren-dered 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 (5-20,5-27,6-3) 139527

Plaintiff

trict of Columbia Limited Liability Prince George's County, Maryland

And

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

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

Legal Description: BLDG 14 UNIT 6731 D-1 Account ID: 12-1317924 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2

LLC Defendants

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

Case Number: CAE 21-01638

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

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

Legal Description: BLDG 14 UNIT 6731 D-1 Account ID: 12-1317924 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months

from the date of sale has expired. It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

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

#### MAHASIN EL AMIN ne Circuit Court for

### 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

and

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

Upper Marlboro, MD 20772

and

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

and

Barbara Nixon, Trustee 17801 Georgia Avenue Olney, MD 20832

and

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

and

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

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

and

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

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

Defendants

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.

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,

Plaintiff

vs.

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

, Defendants

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

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

ing. 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 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.

#### JAMES SCHNEIDER TED CHORVINSKY 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff v. HOSANNA WORSHIP CHURCH and

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

ORDER OF PUBLICATION

### THE STATE OF MARYLAND

and

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 0 Kenilworth Ave Account Number: 020158246 Description: 5,737.0000 Sq.Ft.

Beaver Heights Blk B Assmt: 55,000 Liber/Folio: 5161/150 Assessed To: Hosanna Worship Church of Christ Ministries, Inc.

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

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

Property Address: 0 Kenilworth Ave

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

Assessed To: Hosanna Worship Church of Christ Ministries, Inc.

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

George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 25th day of June, 2021, unaming all persons intersected 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

Plaintiff MAJESTIC HOMES, INC. THE STATE OF MARYLAND and PRINCE GEORGE'S COUNTY, MARYLAND And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince

**ORDER OF PUBLICATION** 

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.

George's

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

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 prop-erty 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 fitle, free and clear of all encumbrances.

#### TOWN OF UNIVERSITY PARK LEGISLATIVE RESOLUTION 20-O-02

On May 17, 2021, the Common Council adopted, and on May 21, 2021 the Mayor signed, Legislative Resolution 20-O-02, which levied a tax of fifty-three and 86/100 cents (\$0.5386) per one hundred dollars (\$100.00) of full value assessment on all taxable real property located within the corporate limits of the Town of University Park, levied a tax of two dollars and twenty-five cents (\$2.25) per one hundred dollars (\$100.00) of full value assessment on all taxable personal property located within the corporate limits of the Town of University Park, and adopted and appropriated the budget for fiscal year 2022.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until May 31, 2021. The ordinance will take effect on July 1, 2021, unless petitioned to referendum in a manner prescribed by law.

#### MAYOR AND COMMON COUNCIL TOWN OF UNIVERSITY PARK By: Lenford C. Carey, Mayor

Suellen M. Ferguson, Esq. Town Attorney

139618 (	5-27)	
139018	3-27)	

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS FOR THE ESTATE OF: **GRADY TERRY** ESTATE NO: 120159

#### PUBLIC NOTICE **TO CAVEAT**

#### TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Kenyatta Terry-Allen, 11602 Leesborough Cir-cle, Silver Spring, Maryland 20902, granddaughter, challenging the will dated October 4, 2014. You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

(5-27,6-3)

139588

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 139528 (5-20,5-27,6-3)

### **LEGALS**

Thomas M. Meachum, Esq Carney, Kelehan, Bresler, Bennett & Scherr, LLP 10715 Charter Drive, Suite 200 Columbia, MD 21044 410-740-4600 ext. 206

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPH KOSS

Notice is given that James Bog-danor, whose address is 6417 Warm Sunshine Path, Clarksville, MD 21029, was on May 4, 2021 appointed Personal Representative of the estate of Joseph Koss who died on August 6, 2020 with a will.

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

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 obtained from the Register of Wills.

JAMES BOGDANOR Personal Representative

CERETA A. LEE	
REGISTER OF WILL	s For
PRINCE GEORGE'S	County
P.O. Box 1729	
UPPER MARLBORO	, MD 20773-1729
	Estate No. 117932
139604	(5-27,6-3,6-10)

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

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

It is thereupon this 3rd day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circu-lation 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, 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 en-cumbrances cumbrances

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

#### **PUBLIC NOTICE** CIRCUIT COURT IN THE STATE OF MARYLAND FOR THE **COUNTY OF CHARLES**

#### Case No. C-08-FM-21-000247

In the matter of Adoption/Gaurdisnship of Nya Blake a minor

#### Notice: JERMAINE JOHNSON the natural father of the above named child

YOU ARE HERBY NOTIFIED there has been a petition filed for Adoption and change of last name. The petition has been set for hearing before the court in the county of Charles state of Maryland on the 9th of August 2021 at the hour of of 1:00 o'clock pm. On said date at which time and place you are required to be present if you desire to oppose the said petition.

Dated this 24th day of May 2021

139624

(5-27.6-3.6-10)

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 Kum To Jacobs who died on Feb-ruary 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 represen-tative or the attorney.

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

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 (5-13, 5-20, 5-27) 139449

#### 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 pro-bate 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) 139475

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

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

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

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

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

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

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

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

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

#### GODOFREDO J. TINIO, III Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120126

(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**

#### **17205 SUMMERWOOD LANE** ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Thornell Johnson, dated April 30, 2007 and recorded in Liber 27874, Folio 726 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$558,714.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-plex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 8, 2021 AT 11:30AM.

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

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

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected 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 f 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 pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this equity, shall be the return of his deposit without interest.

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

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

### 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 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 af-fecting 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 ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible 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 phys-ical 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 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, deter-mination 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 be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING 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

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: WILLIAM GERBER TRAPP, JR.

139461

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: VIRGINIA GARVIN

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

### **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6978 MAYFAIR TERRACE LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Salif Sissoko, dated December 21, 2005 and recorded in Liber 24142, Folio 054 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$239,200.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 15, 2021 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000,00 by cerif any and whith whith whith the provided in the position of the position of the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase 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 underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole rem-edy 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.

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

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

139566

(5-27, 6-3, 6-10)

#### 139493

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

### NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

#### IN THE ESTATE OF JANE M TALBERT

Notice is given that Patricia E Tal-bert-Smith, whose address is 1011 First Street, Rockville, MD 20850, was on March 29, 2021 appointed Personal Representative of the estate of Jane M Talbert who died on December 29, 2020 with a will.

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

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

Any person having a claim against the decedent must present the claim to the undersigned 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 obtained from the Register of Wills.

PATRICIA E TALBERT-SMITH Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120031 139605 (5-27,6-3,6-10)

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

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES EARL GEARY

Notice is given that Andrew Scott Geary, whose address is 1770 West Regents Park Rd, Crofton, MD 21114, was on April 20, 2021 appointed Per-sonal Representative of the estate of James Earl Geary who died on March 14, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th 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 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 obtained from the Register of Wills.

ANDREW SCOTT GEARY Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
JPPER MARLBORO, MD 20773-1729
Estate No. 120080
(5-27,6-3,6-10)

The Prince George's Post

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

Estate No.: 116898

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal rep-

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

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 <u>1395</u>40 (5-20,5-27)

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

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

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative.

A VIRTUAL hearing will be held July 14, 2021, at 10:15 A.M. This hearing may be transferred or postponed to a subsequent time. Further information, including vir-tual hearing information may be ob-tained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-2700 3790.

Register of Wills F Prince George's Co Cereta A. Lee P.O. Box 1729 Upper Mariboro, N	DUNTY
139542	(5-20.5-27)

Estate No.: 119100

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative.

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

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 139541 (5-20,5-27)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: LOUIS E. HANKINS

### JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

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

CERETA A. LEE P.O. Box 1729

Estate No.: 103434 NOTICE OF

You are hereby notified that a pe-

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

This hearing may be transferred or

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

<u>139543</u>

(5-20,5-27)

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

Terms of Sale: A deposit of \$36,000 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 ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-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 phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 349724-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING 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

### 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

10502 WEYMOUTH AVE. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated June 5,

2006, recorded in Liber 25482, Folio 618 among the Land Records of Prince George's County, MD, with an original principal balance of \$356,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at

public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

JUNE 15, 2021 AT 11:16 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.

**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

10308 BRISTOLWOOD CT. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated August 11, 2005, recorded in Liber 23359, Folio 644 among the Land Records of Prince George's County, MD, with an original principal balance of \$323,600.00, 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, Joanted and Main St.) on located on Main St.), on

#### JUNE 15, 2021 AT 11:15 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$24,000 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is rejusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-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 phys-ical 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, deter-mination 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 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 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 pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 346661-1) ING AT THE AUCTION. (Matter No. 346661-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING 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

139567

#### (5-27,6-3,6-10)

The object of this proceeding is to secure the foreclosure of all rights of County, State of Maryland, sold by

### **LEGALS**

### **ORDER OF PUBLICATION** Alexander Zakharin

25 Hooks Ln Ste 202 Pikesville, MD 21208

v.

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

#### and

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

and

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

and

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

### and

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

and

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

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

#### and

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

redemption from tax sale on the property known as 11531 Prospect Hill Road in Prince George's

### Baltimore, MD 21202

and Prince George's County Plaintiff

S/O Stephen J. McGibbon Director of Finance 1301 McCormick Drive Suite 1100 Largo, MD 20774

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

#### and

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

#### Defendants

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

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 3715 Forestville Road in Prince George's County, State of Maryland, sold by the 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 Trea-surer'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

### 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 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 no-tice be given by the insertion of a copy of this Order in some newspa-per having a concert circulation in per having a general circulation in Prince George's County once a week for three consecutive weeks, warn-ing 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) 139452

#### **ORDER OF PUBLICATION**

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208 Plaintiff

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

11 E Chase Street 9E Baltimore, MD 21202

and

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

#### and

Ogega Bw'Omete, Trustee

Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circula-tion 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 re-deem 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 139457 (5-13,5-20,5-27)

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

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

#### JUDITH A. STEVENS Estate No.: 115120

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Orhan K. Omer for judicial probate and for the appointment of a personal rep-

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

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

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

139534 (5-20, 5-27)

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

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

FREDERICK HENRY GRAY Estate No.: 116054

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

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

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

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

**LEGALS** 

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

#### 7311 HAVRE TURN UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated July 22, 2009, recorded in Liber 30944, Folio 108 among the Land Records of Prince George's County, MD, with an original principal balance of \$326,804.00, 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 15, 2021 AT 11:17 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 319145-3)

#### PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING 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

139569

(5-27, 6-3, 6-10)

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 Trea-surer'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 circu-lation in Prince George's County once a week for three consecutive weeks, warning all persons inter-ested 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

<u>13945</u>3 (5-13,5-20,5-27)

#### ORDER OF PUBLICATION

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208

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

and

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

and

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

and

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

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

and

Harry E Stello 6425 Adelphi Road Hyattsville, MD 20782

and

Janet B Stello 6425 Adelphi Road Hyattsville, MD 20782

Carlton M Green, Trustee

and

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

Plaintiff

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

2405 Ash Leaf Lane Flower Mound, TX 75022

#### and

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

and

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

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

and

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

### Defendants

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

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 12311 Wheeling Avenue in Prince George's County, State of Maryland, sold by the 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 Trea-surer'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

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

139535 (5-20,5-27)

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

In The Estate Of:

**GREGORY FRAZIER** Estate No.: 118558

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal rep-

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

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

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

(5-20,5-27)

#### NOTICE

IN THE MATTER OF: Luis Ricardo Martinez Makayla Lynn Martinez

139536

FOR THE CHANGE OF NAME TO: Lou Rawz Johnson Makayla Lynn Johnson

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

Case No. CAE 21-04916

A Petition has been filed to change the name of Luis Ricardo Martinez to Lou Rawz Johnson.

A Petition has been filed to change the name of (Minor Child(ren)) Makayla Lynn Martinez to Makayla Lynn Johnson.

The latest day by which an objection to the Petition may be filed is the June 15, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139559 (5-27)

LEC	GALS	LEG	ALS	LEG	FALS
File No. 19-PG-JF-1072	File No. 19-PG-JF-1081	File No. 19-PG-JF-1082	File No. 19-PG-JF-1083	File No. 19-PG-JF-1084	File No. 19-PG-JF-1086
ORDER OF PUBLICATION					
Jeffrey Frantz C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff	Jeffrey Frantz C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff	Jeffrey Frantz C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff	Jeffrey Frantz C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff	Jeffrey Frantz C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff	Jeffrey Frantz C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff
vs.	vs.	VS.	VS.	vs.	vs.
Gregory Nathanial Newberry, and Terrance A. Knight, and James Benny Knight, and Brookside Park Condominium, Inc., and Prince George's County, Maryland And	Oxon Hill Holdings 2 LLC, a Dis- trict of Columbia Limited Liability Company, and Kuei-Yin Chang Liu, Lender, and Lawrence Tucker, Trustee, and Brookside Park Condominium, Inc., and Prince George's County, Maryland	Oxon Hill Holdings 2 LLC, a Dis- trict of Columbia Limited Liability Company, and Kuei-Yin Chang Liu, Lender, and Lawrence Tucker, Trustee, and Brookside Park Condominium, Inc., and Prince George's County, Maryland	Oxon Hill Holdings 2 LLC, a Dis- trict of Columbia Limited Liability Company, and Kuei-Yin Chang Liu, Lender, and Lawrence Tucker, Trustee, and Brookside Park Condominium, Inc., and Prince George's County, Maryland	Oxon Hill Holdings 2 LLC, a Dis- trict of Columbia Limited Liability Company, and Kuei-Yin Chang Liu, Lender, and Lawrence Tucker, Trustee, and Brookside Park Condominium, Inc., and Prince George's County, Maryland	Oxon Hill Holdings 2 LLC, a Dis- trict of Columbia Limited Liability Company, and Kuei-Yin Chang Liu, Lender, and Lawrence Tucker, Trustee, and Brookside Park Condominium, Inc., and Prince George's County, Maryland
All other persons having or claim-	And	And	And	And	And
ing to have an interest in the prop- erty situate and lying in Prince George's County and known as: 582 Wilson Bridge Drive, Unit B-1 Oxon Hill, MD 20745	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:
Legal Description: CONDOMINIUM	551 Wilson Bridge Drive, Unit C-1 Oxon Hill, MD 20745	545 Wilson Bridge Drive, Unit B-1 Oxon Hill, MD 20745	526 Wilson Bridge Drive, Unit A-2 Oxon Hill, MD 20745	530 Wilson Bridge Drive, Unit A-1 Oxon Hill, MD 20745	534 Wilson Bridge Drive, Unit D-2 Oxon Hill, MD 20745
BLDG 21 UNIT 6783 B-1 Account ID: 12-1319961 Deed Ref.: 35713/280 Assessed to: Gregory Nathaniel Newberry, Terrance A. Knight, and James Benny Knight, Defendants	Legal Description: BLDG 2 UNIT 6750 C-1 Account ID: 12-1314970 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC, Defendants	Legal Description: BLDG 3 UNIT 6744 B-1 Account ID: 12-1315258 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC, Defendants	Legal Description: BLDG 14 UNIT 6727 A-2 Account ID: 12-1317718 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC, Defendants	Legal Description: BLDG 14 UNIT 6731 A-1 Account ID: 12-1317866 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC, Defendants	Legal Description: BLDG 15 UNIT 6735 D-2 Account ID: 12-1318096 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC, Defendants
In the Circuit Court for Prince George's County, Maryland		In the Circuit Court for			
Civil Division Case Number: CAE 21-01631	In the Circuit Court for Prince George's County, Maryland Civil Division	Prince George's County, Maryland Civil Division	Prince George's County, Maryland Civil Division	Prince George's County, Maryland Civil Division	Prince George's County, Maryland Civil Division
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County and described as: 582 Wilson Bridge Drive, Unit B-1	<b>Case Number: CAE 21-01631</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County and described as:	<b>Case Number: CAE 21-01633</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County and described as:	<b>Case Number: CAE 21-01634</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County and described as:	<b>Case Number: CAE 21-01635</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County and described as:	<b>Case Number: CAE 21-01636</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County and described as:
Oxon Hill, MD 20745	<u>551 Wilson Bridge Drive, Unit C-1,</u> <u>Oxon Hill, MD 20745</u>	<u>545 Wilson Bridge Drive, Unit B-1,</u> <u>Oxon Hill, MD 20745</u>	<u>526 Wilson Bridge Drive, Unit A-2,</u> <u>Oxon Hill, MD 20745</u>	<u>530 Wilson Bridge Drive, Unit A-1,</u> <u>Oxon Hill, MD 20745</u>	<u>534 Wilson Bridge Drive, Unit D-2,</u> <u>Oxon Hill, MD 20745</u>
Legal Description: CONDOMINIUM BLDG 21 UNIT 6783 B-1 Account ID: 12-1319961 Deed Ref.: 35713/280 Assessed to: Gregory Nathaniel Newberry, Terrance A. Knight, and James Benny Knight	Legal Description: BLDG 2 UNIT 6750 C-1 Account ID: 12-1314970 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC	Legal Description: BLDG 3 UNIT 6744 B-1 Account ID: 12-1315258 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC	Legal Description: BLDG 14 UNIT 6727 A-2 Account ID: 12-1317718 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC	Legal Description: BLDG 14 UNIT 6731 A-1 Account ID: 12-1317866 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC	Legal Description: BLDG 15 UNIT 6735 D-2 Account ID: 12-1318096 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC
The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir- culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and ap- pear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or there- after a final judgment will be ren- dered foreclosing all rights of	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir- culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and ap- pear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or there- after a final judgment will be ren- dered foreclosing all rights of	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir- culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and ap- pear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or there- after a final judgment will be ren- dered foreclosing all rights of	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir- culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and ap- pear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or there- after a final judgment will be ren- dered foreclosing all rights of	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir- culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and ap- pear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or there- after a final judgment will be ren- dered foreclosing all rights of	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir- culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and ap- pear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or there- after a final judgment will be ren- dered foreclosing all rights of

MAHASIN EL AMIN Clerk of the Circuit Court for

and clear of all encumbrances.

dered foreclosing all rights of redemption in this Property and

vesting in the Plaintiff a title, free

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

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

and clear of all encumbrances.

dered foreclosing all rights of redemption in this Property and

vesting in the Plaintiff a title, free

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

MAHASIN EL AMIN Clerk of the Circuit Court for

and clear of all encumbrances.

dered foreclosing all rights of redemption in this Property and

vesting in the Plaintiff a title, free

after a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

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

dered foreclosing all rights of redemption in this Property and

vesting in the Plaintiff a title, free

and clear of all encumbrances.

139522 (5-20,5-27,6-3)

True Copy—Test: Mahasin El Amin, Clerk 139523

Prince George's County, Maryland

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

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

dered foreclosing all rights of redemption in this Property and

vesting in the Plaintiff a title, free and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 139525 (5-20,5-27,6-3) Prince George's County, Maryland

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

### LEGALS

### COUNTY COUNCIL HEARINGS

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

WEDNESDAY, JUNE 2, 2021 VIRTUAL MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

10:00 A.M.

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

# CB-023-2021 (DR-2) - AN ORDINANCE CONCERNING I-3 ZONE for the purpose of amending the Industrial Table of Uses in the Zoning

Ordinance to permit Moving and Storage, Motor Freight Shipping and Receiving Facilities, and Warehousing uses in the I-3 (Planned Indus-trial/Employment Park) Zone of Prince George's County, under certain specified circumstances.

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

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

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

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

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

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

ATTEST: Donna J. Brown Clerk of the Council

139550

### LEGALS

#### MAYOR AND CITY COUNCIL CITY OF SEAT PLEASANT, MD **ORDINANCE O-21-08** FISCAL YEAR 2021-2022 CITY BUDGET **EFFECTIVE JULY 1, 2021**

BE IT ORDAINED AND ENACTED by the Mayor and City Council of Seat Pleasant, Maryland that sums and amounts were appropriated for the Fiscal Year beginning July 1, 2021 and ending June 30, 2022 to defray expenses and operations cost for the City of Seat Pleasant.

#### **GENERAL FUND** \$12,459,425

The Ordinance and the budget document are available for review at:

Office of the City Clerk City Hall 6301 Addison Rd Seat Pleasant, Maryland 20743-2125 (301) 336-2600

**Kelly Porter** City Council President

139552

#### <u>Notice</u> Town of Landover Hills FY2022 Budget Adoption

On Monday, May 17, 2021, the Landover Hills Town Council adopted Ordinance No. O-01-2021, An Ordinance of the Mayor and Town Coun-cil of the Town of Landover Hills, Maryland to Adopt a Budget for the Fiscal Year 2022 and to Establish Real Property and Personal Property Tax Rates for the Town for Fiscal Year 2022. The Town's real property tax rate will remain the same at \$0.52 per \$100 of assessed valuation and the Refuse Collection fee shall remain the same at \$250 per year. Also, the personal property tax rate of \$1.25 per \$100 of assessed valuation will remain the same

#### **Projected Revenues**

Taxes Permits/Licenses Police Grants	\$31,635 \$46,000	Enforcement Fees Miscellaneous Revenues Trash User Fee	\$552,875 \$16,894 \$127,500
Transfer from Investme Grants	ents \$50,000 \$165,668	Total Projected Revenue:	\$2,086,072
		,	

#### **Projected Expenditures**

Mayor and Council	\$33,550	Public Associations	\$2,851
Administration	\$269,850	Police Department	\$1,061,940
Annexation	\$5,000	Public Works	\$224,450
Professional Services	\$58,950	Elections	\$0
General Office	\$22,675	General Govt. Insurance	\$9,600
Municipal Building	\$67,133	Trash Collection	\$110,000
Community Promotion	s\$4,250		
Misc. Grants	\$215,823	<b>Total Projected Expenditures:</b>	\$2,086,072

This legislation shall become effective June 30, 2021 for the Fiscal Year 2022 (July 1, 2021 – June 30, 3022). A copy of the legislation shall be posted in the Landover Hills Town Hall for thirty (30) days

139581 (5-20,5-27)

(5-27,6-3)

### LEGALS

#### A SUMMARY OF HYATTSVILLE ORDINANCE 2021-02 -BUDGET FOR THE FISCAL YEAR JULY 1, 2021 THROUGH JUNE 30, 2022

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and June 30, 2022 on Monday, May 17, 2021. The title of the Ordinance which constitutes a fair summary, is as follows:

### An ordinance adopting an annual budget for the Fiscal Year July 1, 2021 through June 30, 2022 for the general purpose; fixing the tax rates for the Fiscal Year beginning July 1, 2021; authorizing collection of taxes herein levied, and appropriating funds for the Fiscal Year.

The Ordinance is effective on July 1, 2021. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hy-attsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2021-01- Candidate for Office Registration Deadline in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

139582

<u>139583</u>

(5-20,5-27)

(5<u>-27,6-3)</u>

### **CITY OF DISTRICT HEIGHTS Public Hearing on Proposed** Fiscal Year 2022 Budget

The City of District Heights will hold a public hearing on the proposed fiscal year 2022 budget on June 3, 2020 at 7:00pm, virtually. All login information will be provided via city website www.districtheights.org at least 24 hours prior to the hearing. The hearing is open to the public and public testimony is encouraged. If you have a comment or question, please email no later than June 3rd at 10am to crutchfields@districtheights.org. Persons with questions regarding the hearing or wishing to obtain a copy of the budget may contact Daniel R. Baden, City Treasurer, at 410-980-1538.

(5-27,6-3)



#### **LEGALS**

#### **ORDER OF PUBLICATION**

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

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

v.

and

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

#### and

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

and

Prince George's County, Maryland,

#### and

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

12870 HARBOUR TOWN DR BELTSVILLE 20705-0000 and also known as Account Number 01-3267333,

Defendants.

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

#### Case No. CAE 21-02679

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

12870 HARBOUR TOWN DR BELTSVILLE 20705-0000 also known as Account Number: 01-3267333

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

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

redemption in the following prop-erty 6121 Alpine Street, District Heights, MD 20747 in the County of Prince George's, sold by the Collec-tor of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 10th day of May, 2021, by the Circuit Court for Thay, 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 circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the property to appear in this Court by the 13th day of July, 2021, and redeem the property 6121 Alpine Street, District Heights, MD 20747 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vest-ing 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 (5-20,5-27,6-3) 139509

#### PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

### NOTICE OF **PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That the following establishments have filed a request for the addition of a Drive - In Window pursuant to R.R. No. 38 of the Rules and Regulations for Prince George's County Board of License Commissioners:

t/a Liquor City Krishna Holding Corp Class A, Beer, Wine and Liquor 9115 Annapolis Road Lanham, 20706

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

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIO	DNERS
(Liquor Control Board)	

Terence Sheppard Director May 18, 2021 139584

Attest:

# Jeffrey D. Katz, Esq.

**LEGALS** 

3 Bethesda Metro Center, Suite 500 Bethesda, MD 20814 301-913-2948

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EVAN LAMAR TAYLOR

Notice is given that Rosemary Heiss, whose address is 9102 River-side Drive, Ft. Washington, MD 20744, was on April 21, 2021 ap-pointed Personal Representative of the estate of Evan Lamar Taylor, who died on December 16, 2020 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 represen-tative or the attorney.

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

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

Estate No. 119879 139476 (5-13,5-20,5-27)

#### **ORDER OF PUBLICATION**

Tax Certificate Consultants Inc. c/o James E. Truitt. Ir. 20 East Timonium Road, Suite 106 Timonium, Maryland 21093 Plaintiff

Zenith Properties LLC Prince George's County, Maryland

ANNAPOLIS ROAD, 9470 CONDO UNIT 2-411

Prince George's County, Maryland

(for Maryland Annotated Code 14-

Any and all person having or claim-

ing to have any interest in the fee

and County Taxes for said County

9470 Annapolis Road, Condo Unit

2-411, 20th (Twentieth) Election Dis-

All that lot of land and imps BLDG

2 UNIT 41 1 3,054.0000 SQ.FT &

ASSMT \$91,200 LIB 29367 FL 242

UNIT 2-411 AND ASSED TO

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY

IN EQUITY

Case Number: CAE 21-02672

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

redemption in the following prop-erty 9470 Annapolis Road, Condo

Unit 2-411 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince

George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps BLDG

2 UNIT 41 1 3,054.0000 SQ.FT &

The Complaint states, among other

ENTERPRISE OFFICE

ZENITH PROPERTIES LLC.

ENTERPRISE OFFICE

trict, described as follows:

1836(b)(1)(v) purposes only)

#### 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 Car-son, 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 represen-tative 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

139480

UPPER MARLBORO, MD 20773-1729 Estate No. 119999

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

L. PAUL JACKSON, II 1101 Mercantile Lane, Suite 240 Largo, MD 20774 301-925-1800

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LIZABETH STEVENS

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

Further information can be obtained by reviewing the estate file in of the R ster of Will he offi

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARJORIE HALE NORWOOD

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

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

All persons having any objection to the appointment (or to the pro-bate 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 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.

MONTGOMERY HALE NORWOOD Personal Representative

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

Estate No. 119440 (5-13,5-20,5-27) <u>139483</u>

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 Al-corn Jr, whose address is 1030 Ashe Street, Davidsonville, MD 21035, was on January 12, 2021 appointed Per-sonal Representative of the estate of Janice Carol Alcorn who died on De-

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

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

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

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

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

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

MICHELLE STEELE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119911 (5-13,5-20,5-27) 139484

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

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **BRIAN R. BREGMAN** A/K/A BRIAN RAVIV BREGMAN

Notice is given that Jason A Breg-man, whose address is 227 Lake Ter-race, Delray Beach, FL 33444, was on March 11, 2021 appointed Personal Representative of the estate of Brian R. Bregman AKA Brian Raviv Breg-man who died on February 3, 2021 with a will

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

True Copy—Test: Mahasin El Amin, Clerk 139506 (5-20, 5-27, 6-3)

#### ORDER OF PUBLICATION

Tax Certificate Consultants Inc. c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 101 Timonium, Maryland 21093 Plaintiff

Shona Baker 6121 Alpine Street

District Heights, MD 20747 Howard Bierman, Trustee

6003 Executive Blvd, Suite 101 Bethesda, MD 20852

CWAVE Solutions LLC, a Pennsylvania Limited Liability Company Serve: Serve: Khader Mohamed, Member 4 Corbin Drive Exton, PA 19341

#### **6121 ALPINE STREET**

and

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

Serve: M. Andree Green, County Attorney

Office of Law

County Administration Building, Room 5121

14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772

Defendants

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

6121 Alpine Street, District Heights, MD 20747, 6th (Sixth) Election District, described as follows:

#### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY Case Number: CAE 21-02695

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

(5-27.6-3)

### COUNTY GOVERNMENT

BOARD OF LICENSE

#### NOTICE OF VIRTUAL **PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That the following establishment has filed for a Special Entertainment Permit:

t/a Martini's Restaurant & Lounge Up At Night, LLC Class B, Beer, Wine and Liquor 725 Cady Drive

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, June 9, 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 <u>BLC@co.pg.md.us</u> to request the link

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980.

### (Liquor Control Board)

Attest: Terence Sheppard Director

<u>139585</u> (5-27,6-3)

### LEGALS

### MECHANIC'S LIEN SALE

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

2007 Mitsubishi Outlander VIN: SAJWA51A55WE55172

Sale to be held on JUNE 15, 2021

### AT 11:00 AM

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

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

(5-20, 5-27)

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

139489

and

and

known as:

IMPS.

PRINCE GEORGE'S

COMMISSIONERS

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

Fort Washington, 20744

BOARD OF LICENSE COMMISSIONERS

May 17, 2021



things, that the amounts necessary for redemption have not been paid. It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some

IMPS.

newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021, and redeem the property 9470 Annapolis Road, Condo Unit 2-411 and answer the complaint or thereafter a final judgment will be 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 139510 (5-20,5-27,6-3) 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 on or before the 1st day of October, 2021

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

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) <u>139477</u>

Call 301-627-0900 for a quote.

cember 13, 2020 with a will.

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

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

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of September, 2021.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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 otice, 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 139482 (5-13, 5-20, 5-27)

The Prince George's

Post

# **Proudly Serving**

Prince George's County Since 1932

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

In The Estate Of:

**RITA L. RAMM** Estate No.: 103867

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe tition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representâtive.

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

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE PO Box 1729 UPPER MARLBORO, MD 20773-1729 139544 (5-20,5-27)

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

In The Estate Of: FRANCIS JEROME LANDOLT Estate No.: 118713

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal rep-

resentative. A VIRTUAL hearing will be held July 12, 2021, at 11:00 A.M. This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 <u>139545</u> (5-20, 5-27)

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

LEGALS

In The Estate Of: ANNA JOYCE HUSKEY Estate No.: 117273

# NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe tition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal rep-

resentative. A VIRTUAL hearing will be held July 20, 2021, at 10:15 A.M. This hearing may be transferred or postponed to a subsequent time. Further information, including vir-

tual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790

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

139546

(5-20,5-27)

<u>139547</u>

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: VERA M. JONES

### Estate No.: 117844 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a pe

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

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

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

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

(5-20,5-27)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: **JACQUELINE GILKES** 

Estate No.: 117356 NOTICE OF

### JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal rep-

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

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

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

139538 (5-20,5-27)

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

LEGALS

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: SHIRLEY ANN WILSON

Estate No.: 117904

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal rep-

A VIRTUAL hearing will be held July 15, 2021, at 10:15 A.M. This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

<u>139539</u> (5-20,5-27)

### **LEGALS**

3790

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

In The Estate Of: JEAN GUSACK KEARNEY Estate No.: 117246

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe tition has been filed by Nancy L. Sloan and Vicki Lynn Fuqua for judicial probate of the will dated <u>09/28/2018</u> and for the appoint-ment of a personal representative. A VIRTUAL hearing will be held **July 7, 2021 at 10:15 AM.** This hearing may be transferred or pertonend to a subsequent time

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

Register of Wills for Prince George's County Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729	
139589 (5-27,6-3)	

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

In The Estate Of: JAMES L. TERRELL Estate No.: 115685

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Lowellyn lledan Terrell for judicial probate of the will dated 0/2014 and for the appointment of a personal rep-resentative. A VIRTUAL hearing will be held **July 6, 2021 at 10:15** AM.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNT	Ŷ
CERETA A. LEE P.O. Box 1729	
UPPER MARLBORO, MD 2	20773-1729
139590	(5-27,6-3)

Gretchyn G. Meinken

616 N Washington Street

Alexandria, VA 22314

703-836-9030

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: AYODELE AKINSANMI

### Estate No.: 117127

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Christina M. Taylor for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held June 29, 2021 at 10:15 AM.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY	
CERETA A. LEE P.O. Box 1729	
UPPER MARLBORO, MD 20	773-1729
139591	(5-27,6-3)

Brian V. McFarland, Esquire

McFarland & Masters, LLC

920 Frederick Road

Catonsville, Maryland 21228

410-788-2300

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

NEQUIREE L. WHEATHERS Estate No.: 117128

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a pe

Taylor for judicial probate and for the appointment of a personal rep-resentative. A VIRTUAL hearing will be held **June 29, 2021 at 10:15** AM.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNT	v
CERETA A. LEE P.O. Box 1729	
UPPER MARLBORO, MD 2	0773-1729
139592	(5-27,6-3)

John Noble, Esquire 451 Hungerford Drive, #616 Rockville, Maryland 20850 301-762-7202

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

Upper Marlboro, Maryland 20773 In The Estate Of: EDITH L. HALL

#### Estate No.: 116944 NOTICE OF JUDICIAL PROBATE

### To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Laurice Lucas for judicial probate of the two wills dated 08/22/2005 and 08/22/2005 with interlineations and for the appointment of a personal representative. A VIRTUAL hearing will be held **June 30, 2021 at 10:15** 

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

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

139593 (5-27, 6-3)

> John Noble, Esquire 451 Hungerford Drive, #616 Rockville, Maryland 20850 301-762-7200

### LEGALS

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

Upper Marlboro, Maryland 20773 In The Estate Of: **GLORIA BERNADETTE** 

BROWN Estate No.: 117223

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Terry Tompkins for judicial probate of the will dated 12/04/2019 and for the appointment of a personal represen-tative. A VIRTUAL hearing will be held July 14, 2021 at 10:15 AM.

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
139594 (5-27,6-3)

Thomas J. Kokolis, Esquire Parker, Simon, & Kokolis, LLC

Adam L Abrahams 3206 Tower Oaks Blvd 4th Floor Rockville MD 20852 240 283 1162

**LEGALS** 

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

NOTICE IS HEREBY GIVEN that the Office of Monongalia Co Clerk court of Monongalia county, West Virginia appointed Cheri B Orel-lana, whose address is 43 Cheat Canyon Park Dr, Morgantown, WV 26508, as the Executrix of the Estate of Suzanne A. Tucker who died on May 31, 2020 domiciled in West Vir-ginia, US.

The Maryland resident agent for service of process is Eric Meyers, whose address is 3206 Tower Oaks Blvd, 4th Floor, Rockville MD 20852.

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

#### PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following 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 foreign personal representative mails or 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 cred-itor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

CHERI B ORELLANA Foreign Personal Representative

(5-27,6-3,6-10)

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

Estate No. 119224

139599

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN MARIE SCHAEFER

Notice is given that William Joseph Schaefer, Jr., whose address is 11723 River Drive, Lorton, VA 22079, was on April 13, 2021 appointed Personal Representative of the estate of Helen Marie Schaefer who died on October 3, 2020 with a will.

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

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

WILLIAM JOSEPH SCHAEFER, 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. 120234
139603 (5-27,6-3,6-10)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

### NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF ERIC J. THOMPSON

Notice is given that Kenneth C. Thompson, whose address is 460 Neptune Avenue, 23N, Brooklyn, NY 11224, was on April 23, 2021 appointed Personal Representative of the estate of Eric J. Thompson, who died on January 1, 2021 without a will

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 23rd 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 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 obtained from the Register of Wills.

KENNETH C. THOMPSON Personal Representative

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

139612

Estate No. 120491

(5-27,6-3,6-10)

139614

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

### NOTICE TO UNKNOWN HEIRS

# TO ALL PERSONS INTERESTED IN THE ESTATE OF MERRILL T. JACKSON JR.

Notice is given that Shih-Ming Jackson, whose address is 1353 Southview Drive, #204, Oxon Hill, Maryland 20745, was on April 29, 2021 appointed Personal Represen-tative of the estate of Merrill T. Jack-son Jr., who died on March 10, 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 29th 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 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 obtained from the Register of Wills.

SHIH-MING JACKSON Personal Representative

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

> Estate No. 120586 (5-27,6-3,6-10)

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT H. MYERS JR.

Notice is given that Clint Myers, whose address is 2165 Crain High-way Apt. 522, Waldorf, MD 20601, was on May 4, 2021 appointed Personal Representative of the estate of Robert H. Myers Jr, who died on February 11, 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 4th day of November, 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.

#### CLINT MYERS Personal Representative

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

UPPER MARLBORO, MD 20773-1729

Estate No. 120649

110 N. Washington Street, Suite 500 Rockville, MD 20850 301-656-5775

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF GAYLE V. TURNER

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on April 28, 2021 appointed Personal Repre-sentative of the estate of Gayle V. Turner, who died on January 30, 2012 without a will.

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

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

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

139617

Estate No. 116688 (5-27,6-3,6-10)

# The Prince George's Post

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

# (5-27,6-3,6-10)



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

#### 7705 24TH AVE. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated August 31, 2007, recorded in Liber 28794, Folio 156 among the Land Records of Prince George's County, MD, with an original principal balance of \$385,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JUNE 15, 2021 AT 11:18 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. They purchaser 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. 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 ther Purchaser's sole remedy, in law or equity, shall be assets of all losses occasioned by the purchaser shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall have no truther liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall not be result and purchaser shall have no further liability. The defaulted purchaser shall not for the other, or if ratification of the sale is denied by the fur

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING 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

139570

### LEGALS

**ORDER OF PUBLICATION** Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208 Plaintiff

v.

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

#### and

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

and

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

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

and

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

#### Defendants

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

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

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

(5-27,6-3,6-10)

The complaint states among other things that the amount necessary for redemption has not been paid. It is thereupon this 3rd day of District 09 Account Number: 0885186 Being on the Tax Roll of the Director of Finance.

#### Defendants

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

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

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

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

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

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

<u>139455</u> (5-13,5-20,5-27)

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

for a quote.

### LEGALS

#### ORDER OF PUBLICATION

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

Plaintiff

MAJESTIC HOMES, INC.

THE STATE OF MARYLAND

and

and

### LEGALS

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

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

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

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

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

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser 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 shall ha

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)

LEGALS

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

ORDER OF PUBLICATION

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

**LEGALS** 

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

#### 2809 MOORES PLAINS BLVD. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated August 31, 2007, recorded in Liber 28652, Folio 471 among the Land Records of Prince George's County, MD, with an original principal balance of \$458,488.00, 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 15, 2021 AT 11:19 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 \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 164551-1)

#### PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING 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

139571

(5-27,6-3,6-10)

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

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

True Copy—Test: Mahasin El Amin, Clerk 139454 (5-13,5-20,5-27)

#### ORDER OF PUBLICATION

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208 Plaintiff

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

and

State of Maryland 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 PRINCE GEORGE'S COUNTY, MARYLAND

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

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

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

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

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

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

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

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

True Copy—Test: Mahasin El Amin, Clerk 139451 (5-13,5-20,5-27) FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

1 14111

CHRISTOPHER C HICKS WELLS FARGO BANK NA ELIZABETH ZAJIC, TRUSTEE Prince George's County, Maryland

#### AND

<u>139460</u>

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2045318, LTS 40 THRU 43; 8,000 SQ.FT. & IMPS. CAPITOL HEIGHTS BLK 31; ASSMT \$156,033 LIB 07424 FL 408; KNOWN AS 520 MENTOR AVE CAPITOL HEIGHTS MD 20743.

Defendants

#### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 21-02710

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

Prince George's County, described as follows: Tax Account No 2045318, LTS 40 THRU 43; 8,000 SQ.FT. & IMPS. CAPITOL HEIGHTS BLK 31; ASSMT \$156,033 LIB 07424 FL 408; KNOWN AS 520 MENTOR AVE CAPITOL HEIGHTS MD 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 4th day of June, 2021, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

Mahasin El Amin, Clerk 139517 (5-20,5-27,6-3) In The Estate Of: FRANCES BECKER LAUT

Estate No.: 116631

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Marilyn Laut Foster for judicial probate of the copy of the first codicil to the will (no will has been filed) dated 08/04/2006 and for the appointment of a personal representative. A VIRTUAL hearing will be held **August 3, 2021 at 10:15 A.M., eastern standard time.** 

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

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

### LEGALS

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

Ipper Marlboro, Maryland 207 In The Estate Of:

LOIS WILSON HART

Estate No.: 117835

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate of the will dated 09/12/2010 and for the appointment of a personal representative. A VIRTUAL hearing will be held **August 5, 2021 at 10:15 AM**.

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

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

139596

(5-27,6-3)



Your Newspaper of Legal Record

Call (301) 627-0900

