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NOTICE

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

Substitute Trustees/

FELICIA ADEBAYO 15209 Harriet Clotilda Way Upper Marlboro, MD 20774 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF20-01909

Notice is hereby given this 10th day of April, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15209 Harriet Clotilda Way, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of May, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of

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

(4-20,4-27,5-4) 144453

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

Substitute Trustees/

ARTHUR L. SPROLES (DECEASED) CLARA M. SPROLES (DECEASED) 4809 Trenton Road Hyattsville, MD 2078

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000129

Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 4809 Trenton Road, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of May, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$288,000.00.

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

144454 (4-20,4-27,5-4)

Jeffrey A Kolender 4800 Hampden Lane Floor 6 Chevy Chase, MD 20814 301-951-9340

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF LINDA LING-YUN YAO AKA: LINDA L YAO

bia Blvd, Silver Spring, MD 20910, and Stephen Shan-Chang Yao, whose address is 1 Cobblestone Lane, Westford, MA 01886, and Vivian Pei-Wen Yao, whose address is 12717 N. Commons Way, Potomac, MD 20854, were on March 24, 2023 appointed Co-Personal Representatives of the estate of Linda Ling-Yun Yao, AKA: Linda L Yao who died on September 27, 2022 with a will.

Further information can be obtained by reviewing the estate file in

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of September, 2023.

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

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

sonal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

LYNNE PEI-LAN YAO STEPHEN SHAN-CHANG YAO VIVIAN PEI-WEN YAO

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

Estate No. 128220 (4-6,4-13,4-20)

ORDER OF PUBLICATION **BY POSTING**

BELINDA LOCKE REESE

Plaintiff,

VS. RICHARD EARL REESE, JR Defendant

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-22-000605

ORDERED, ON THIS 13th day of April, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, **RICHARD EARL REESE**, **JR**, is hereby notified that the Plaintiff, has filed a COM-PLAINT FOR ABSOLUTE DI-VORCE naming him as the defendant and seeking the Divorce on the Grounds of Adultery, and stating that the Defendant's last known address is 6919 Nashville Road, Lanham, MD 20706, and therefore it is:

ORDERED, that the Plaintiff may serve process to the Defendant, RICHARD EARL REESE, JR, in accordance with Maryland Rule 2-

121(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation in the jurisdiction of the last known address of the Defendant for three consecutive weeks and provide proof of publication to the Court; and it is further;

and it is further;

ORDERED, said posting to be completed by the 13th day of May, 2023, and it is further;

ORDERED that the DEFENDANT, RICHARD EARL REESE, JR, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BE-FORE THE 12th DAY OF JUNE, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

> MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, MD True Copy—Test:

Mahasin Él Amin, Clerk 144444 (4-20,4-27,5-4)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTER PAUL EDWARDS

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane, #218, Bowie, MD 20715, was on March 24, 2023 appointed Per-sonal Representative of the estate of Walter Paul Edwards, who died on November 23, 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.

Any person having a claim against 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; 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.

PERRY BECKER Personal Representative

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

Estate No. 117539 (4-6,4-13,4-20)

144291

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

LEGALS

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: **DORIS ANN ROBERTS** Estate No.: 127634

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a perot are herely notified that a personal representa-tion has been filed by Rodney M. Roberts for judicial probate of the will dated 06/07/2017, the copy of the codicil dated 06/21/2022 and the codicil with interlineations dated 06/21/2022 and for the approprintment of a personal representapointment of a personal representa-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 31, 2023 at

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

144390 (4-13,4-20)

LEGALS

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

> Plaintiffs VS.

NOTICE

Charles B. Squire and Estate of Kathy D. Squire

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

MARYLAND CIVIL NO. C-16-CV-22-000162

ORDERED, this 29th day of March, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the proprety at 7302 Flag Harbor Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, where source to the contraver thereof unless cause to the contrary thereof be shown on or before the 1st day of May, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of May, 2023, next.

The report states the amount of sale to be \$209,000.00.

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

(4-6,4-13,4-20) 144255

LEGALS

ORDER OF PUBLICATION Capital Contact Ltd

Plaintiff,

Norman E. Walzer, et al

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-23-001511

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 3rd day of April, 2023, hereby ORDERED, by Circuit Court for Prince George's County, Maryland, that the Defendants in these proceedings may be served by publication of Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland in accordance with §14-840 of the Tax-Property Article of the Annotated Code of Maryland, on or be-fore the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the Property known as Near Friendly and Account Number 050403675 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 title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(4-13,4-20,4-27) 144334

LEGALS ORDER OF PUBLICATION

Capital Contact Ltd

Plaintiff.

Defendants.

Patricia Waldrop, et al

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-23-001510

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 3rd day of April, 2023, hereby ORDERED, by the Circuit Court for Prince George's County, Maryland, that the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland in accordance with §14-840 of the Tax-Property Article of the Annotated Code of Maryland, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the Property known as Outlot A, Buckingham Estates and Account Number 14 3044245 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 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

144333 (4-13,4-20,4-27)

The Prince George's Post

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ORDER OF PUBLICATION

MTM BUILDER DEVELOPER, INC. A/K/A MTM BUILDER/DEVEL-OPER, INC. SERVE ON: GARTH BEALL, Reg. Agt.

AND

STATE OF MARYLAND SERVE ON: BRIAN FROSH. ATTORNEY GENERAL

AND

(All persons having or claiming to have an interest in the property sit-uate and lying in PRINCE GEORGE'S COUNTY and known

10400 ARETHUSA LANE UPPER MARLBORO, MD 20772

AND

PRINCE GEORGE'S COUNTY, MARYLAND SERVE ON: RHONDA L. WEAVER, COUNTY ATTORNEY

UNKNOWN OWNERS OF THE PROPERTY:

10400 ARETHUSA LANE UPPER MARLBORO, MD 20772

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-001362

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: 20,029.0000 Sq.Ft., Mel-wood Springs - P Lot 28 BLK A, Assmt \$6,867, Lib 00000, FI 000, tax account no. 15-1762723, and assessed to MTM Builder Developer, Inc

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 27th day of March, 2023, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 21st day of April, 2023, warning all persons interested in the property to appear in this Court the property to appear in this Court by the 30th day of May, 2023, 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

144253 (4-6,4-13,4-20)

LEGALS

NOTICE

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

Andre Batts 6518 Columbia Terrace

Landover, MD 20785 Defendant In the Circuit Court for Prince

George's County, Maryland Case No. C-16-CV-22-000918

Notice is hereby given this 16th day of March, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of April, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 17th day of April, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$208,000.00. The property sold herein is known as 6518 Columbia Terrace, Landover, MD 20785.

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

(4-6,4-13,4-20)

LEGALS

LM File No.: 1481-00001-Nassar

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

ORDER OF PUBLICATION

Nas Invest LLC,

Plaintiff, vs.

The testate and intestate successors of Lillie Mae Thomas, deceased, and all persons claiming by, through, or under the decedent; The testate and intestate successors of Frank Thomas, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 9,243.0000 Sq.Ft. Lincoln Lot 19 Blk R Assmt \$900 Lib 10289 Fl 009 and being identified on the Tax Roll as Parcel ID: 14-1701721, and which may be known as 5708 Edge Ave, Lanham, MD 20706, 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 9,243.0000 Sq.Ft. Lincoln Lot 19 Blk R Assmt \$900 Lib 10289 Fl 009 and being identified on the Tax Roll as Parcel ID: 14-1701721, and which may be known as 5708 Edge Ave, Lanham, MD 20706,

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE22-25470 (TAX SALE)

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

the Tax Roll as Parcel ID: 14-1701721, and which may be known as 5708 Edge Ave, Lanham, MD The Complaint states, among

other things, that the amounts necessary for the redemption have not

been paid.

described as 9,243.0000 Sq.Ft. Lincoln Lot 19 Blk R Assmt \$900 Lib

10289 Fl 009 and being identified on

It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem their property and / or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk

(4-13,4-20,4-27)

LEGALS

NOTICE Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kevin Hildebeidel Kyle Blackstone Kathleen Young 1099 Winterson Road, Suite 301

William D. Stammer, Jr.,

Linthicum Heights, MD 21090 Substitute Trustees,

a/k/a William Dean Stammer Jr.

Plaintiffs

Irena H. Stammer, n/k/a Irena Lois Hayner

9702 Tiberias Drive Upper Marlboro, MD 20772 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000127

Notice is hereby given this 16th day of March, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of April, 2023, pro-

vided a copy of this notice be pub-

lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 17th day of April, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$381,585.94. The property sold herein is known as 9702 Tiberias

Drive, Upper Marlboro, MD 20772. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test:

144294

Mahasin Él Amin, Clerk (4-6,4-13,4-20)

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

Plaintiff

THE HOSPICES OF THE NA-TIONAL CAPITAL REGION, INC. HOSPICE OF SUBURBAN MARY-LAND, INC.

Prince George's County, Maryland

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 3005675, PT PAR A (.068 0A DFR TO ST OF MD RW/38 99) (CORR USE 04; 8.3100 ACRES. & IMPS. HOSPICE OF PRINCE; ASSMT \$354,367 LIB 00000 FL 003; KNOWN AS 10101 WHITE HOUSE RD UPPER MARL-

BORO MD 20774.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000794

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 3005675, PT PAR A (.068 0A DFR TO ST OF MD RW/38 99) (CORR USE 04; 8.3100 ACRES. & IMPS. HOSPICE OF PRINCE; ASSMT \$354,367 LIB 00000 FL 003; KNOWN AS 10101 WHITE HOUSE RD UPPER MARL-**BORO MD 20774**

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the the 6th day of June, 2023, and redeem the property herein described 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 144317 (4-13,4-20,4-27)

ORDER OF PUBLICATION FNA DZ, LLC

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

Plaintiff

S & S LLC Prince George's County, Maryland AND

All persons having or claiming to

have any interest in the property

and premises situate, described as: Prince George's County, described as follows: Tax Account No 0635359, LOTS 49.50; 4,000.0000 SQ.FT. 7 IMPS. BRADBURY HEIGHTS BLK 35; ASSMT \$147,400 LIB 42627 FL 581; KNOWN AS 4223 VINE ST

CAPITOL HEIGHTS MD 20743. Defendants In the Circuit Court for Prince George's County, Maryland Civil Division

C-16-CV-22-000769 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 0635359, LOTS 49.50; 4,000.0000 SQ.FT. 7 IMPS. BRADBURY HEIGHTS BLK 35; ASSMT \$147,400 LIB 42627 FL 581; KNOWN AS 4223 VINE ST CAPITOL HEIGHTS MD 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023. fore the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and reduce the court by the state of the court by the state of the court by th deem the property herein described 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

144330 (4-13,4-20,4-27)

True Copy—Test: Mahasin El Amin, Clerk

144281

May, 2023. The report states the purchase price at the Foreclosure sale to be \$450,000.00.

Mahasin El Amin, Clerk

NOTICE

Notice is hereby given this 10th day of April, 2023, by the Circuit

TO ALL PERSONS INTERESTED

Notice is given that Lynne Pei-Lan Yao, whose address is 9511 Colum-

the office of the Register of Wills or by contacting the co-personal repre-sentatives or the attorney. All persons having any objection

of the following dates:

(2) Two months after the co-per-

Co-Personal Representatives

ORDER OF PUBLICATION

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

Plaintiff

STEVE IEFFREY MELETE MALAKE Prince George's County, Maryland

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 3646783, 10.560.0000 SQ.FT. & IMPS. GLEN-DALE LOT 21 BLK 4; ASSMT \$48,100 LIB 36627 FL 357; KNOWN AS 6901 GLENN DALE RD GLENN DALE MD 20769.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000730

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 3646783, 10,560.0000 SO.FT. & IMPS. GLEN-DALE LOT 21 BLK 4; ASSMT \$48,100 LIB 36627 FL 357; KNOWN AS 6901 GLENN DALE RD GLENN DALE MD 20769.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, 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

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

True Copy—Test: Mahasin El Amin, Clerk 144315 (4-13,4-20,4-27)

and clear of all encumbrances

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

Plaintiff

IRENE ADDO Prince George's County, Maryland

AND

and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3587631, 14,808.0000 SQ.FT. & IMPS. THE VILLAGES AT WE LOT 28; ASSMT \$570,300 LIB 31597 FL 362; KNOWN AS 14107 MINTLAW

> In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000729

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

Prince George's County, described as follows: Tax Account No 3587631, 14,808.0000 SQ.FT. & IMPS. THE VILLAGES AT WE LOT 28; ASSMT \$570,300 LIB 31597 FL 362; KNOWN AS 14107 MINTLAW

The Complaint states, among other things, that the amounts necessary

It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, 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

AND

FNA DZ, LLC

FNA DZ. LLC C/o Benjamin M. Decker, Esquire

REBUILD AMERICA INC Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

20,735.0000 SQ.FT. & IMPS. TAN-TALLON NORTH LOT 75 BLK A; ASSMT \$173,800 LIB 35784 FL 512; KNOWN AS 11801 TAMER CT FORT WASHINGTON MD 20744.

> 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 prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for

Prince George's County, described as follows: Tax Account No 0291401, 20,735.0000 SQ.FT. & IMPS. TAN-TALLON NORTH LOT 75 BLK A; ASSMT \$173,800 LIB 35784 FL 512; KNOWN AS 11801 TAMER CT

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

It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or because 120th and 120th an fore the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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 Él Amin, Clerk 144318

ORDER OF PUBLICATION

All persons having or claiming to have any interest in the property

LNDG LAUREL MD 20707. Defendants

this proceeding:

LNDG LAUREL MD 20707.

for redemption have not been paid.

144316 (4-13,4-20,4-27)

C/o Benjamin M. Decker, Esquire

Prince George's County, Maryland

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 0258558,

5.2100 ACRES. & IMPS. WEST END

FARMS LOT 4: ASSMT \$838.800 LIB

45755 FL 198; KNOWN AS 10800

BROOKES RESERVE RD UPPER

In the Circuit Court for

Prince George's County, Maryland

Civil Division

C-16-CV-22-000800

MARLBORO MD 20772.

Plaintiff

Defendants

2806 Reynolda Rd., #208 Winston-Salem, NC 27106

RUDOLPH BROOKS

LEGALS

ORDER OF PUBLICATION ORDER OF PUBLICATION

2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Prince George's County, described as follows: Tax Account No 0291401, Defendants

C-16-CV-22-000795

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 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 0258558, 5.2100 ACRES. & IMPS. WEST END FARMS LOT 4; ASSMT \$838,800 LIB 45755 FL 198; KNOWN AS 10800 BROOKES RESERVE RD UPPER FORT WASHINGTON MD 20744. MARLBORO MD 20772.

> The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023. fore the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and re-deem 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

ORDER OF PUBLICATION

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

Plaintiff

MICHAEL MATTHEWS Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2398006. OUTLOT A & LOT 31; 30,900.0000 & IMPS. BERWYN HEIGHTS BLK 33; ASSMT \$327,900 LIB 45507 FL 531; KNOWN AS 5917 PONTIAC ST COLLEGE PARK MD 20740.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000801

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 2398006, OUTLOT A & LOT 31; 30,900.0000 SQ.FT. & IMPS. BERWYN HEIGHTS BLK 33; ASSMT \$327,900 LIB 45507 FL 531; KNOWN AS 5917 PONTIAC ST COLLEGE PARK MD 20740.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, 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 144321 (4-13,4-20,4-27)

THE PRINCE GEORGE'S POST

Call 301-627-0900 Fax 301-627-6260 **SUBSCRIBE TODAY!**

LEGALS

Karen M. Selby, Esq. Griffin Selby Law PLLC 3261 Old Washington Road Suite 2020 Waldorf, MD 20602 202-844-5753

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED JAMES LEROY SIMPSON

Notice is given that Donna Speight, whose address is 32 Hokum Court, Magnolia, DE 19962, was on February 22, 2023 appointed Personal Representative of the estate of James Leroy Simpson, who died on September 24, 2021 without

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of August, 2023.

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; 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.

DONNA SPEIGHT Personal Representative

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

ORDER OF PUBLICATION

ALAA A. CHALABI 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

Plaintiff

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF BEATRICE B. BARTON, DE-CEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER BEATRICE B. BARTON

LEGALS

and

THE STATE OF MARYLAND

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 0 George N Palmer Hwy Account Number:14 1577238 Description: 5,257.0000 Sq.Ft. Lincoln Lot 18 Blk H Assmt: \$500.00

Liber/Folio: Lib 00000 Fl 000 per certificate/Lib 188 Fl 350 per MD-LandRed

In the Circuit Court for Prince George's County, Maryland C-16-CV-23-001605

Assessed To: Beatrice B. Barton

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 George N Palmer Hwy Account Number:14 1577238 Description: 5,257.0000 Sq.Ft. Lin-

coln Lot 18 Blk H Assmt: \$500.00 Liber/Folio: Lib 00000 Fl 000 per certificate/Lib 188 Fl 350 per MD-

LandRed Assessed To: Beatrice B. Barton

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 April, 2023, by the Circuit Court for

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 5th day of May, 2023, warning all persons interested in the said properties to be and appear in this Court by the 16th day of June, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 144420 (4-20,4-27,5-4)

LEGALS

NOTICE - ALTERNATE **SERVICE** (Md. Rules 2-121, 2-122)

AMONI ROBINSON c/o PGCOCS 4235 25th Avenue, Suite 135 Temple Hills, MD 20745

Plaintiff,

DEANTE JAMAL KYLE 6802 Central Ave, Apt 201 Capitol Heights, MD 20743 Defendant,

MARYLAND JUDICIARY Circuit Court for Prince George's County, Maryland Case No. CASR22-14027

Amoni Robinson, the above named plaintiff, has filed a Complaint titled Complaint to Establish Child Support in which he/she is asking the court to grant Establish-

ment of Child Support.
The Circuit Court for Prince George's County, Maryland may grant that relief unless Deante Jamal Kyle, above named defendant can show reason why the court should not grant the relief. Deante Jamal Kyle must file a response to the petition/complaint/motion on or be-

fore June 9th, 2023. If Deante Jamal Kyle fails to respond within the time allowed, the court may enter a judgment by de-fault or grant the relief sought, as long as a copy of this Notice is published in a newspaper in Prince George's County at least once a week for three (3) consecutive weeks on or before May 10th, 2023. After the time period in the judge's order has passed, you may ask the court for a default judgment or to move forward with your case

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

(4-13,4-20,4-27)

LEGALS

ORDER OF PUBLICATION REGINALD READY 8931 Town Center Circle, Unit 107 Upper Marlboro, MD 20774

Plaintiff

SIMMONS ACRES LLC s/o Richard A. Kramer, Resident 6196 Oxon Hill Road, Ste 310 Oxon Hill, MD 20745

Prince George's County, Maryland s/o Stephen J. McGibbon, Director of Finance Wayne K. Curry Administration Building 1301 McCormick Drive, Suite 4000 Largo, MD 20774

Attorney General's Office for Maryland County Executive's Office/County

s/o Rhonda Weaver, County Attorney Wayne K. Curry Administration Building 1301 McCormick Drive, Suite 4000

State of Maryland, Office of the Attorney General s/o Anthony G. Brown, Attorney General 200 St. Paul Place

Largo, MD 20774

Baltimore, MD 21202

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 Accokeek, 5th Election District of Prince George's County, known as 1114 Bohac Ln and described as Plat 16, 11,638.0000 Sq.Ft. Simmons Acres Plat Lot 21 Blk K Assmt \$1,100.00 Lib 09891 Fl 001 and assessed to Simmons Acres

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-23-001634

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1114 Bohac Ln in Prince George's County, State of Maryland, sold by the Director of Finance of Prince George's County, State of Maryland to Reginald Ready, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 1114 Bohac Ln Accokeek, MD 20607 de scribed as Plat 16, 11,638.0000 Sq.Ft Simmons Acres Plat Lot 21 Blk K Assmt \$1,100.00 Lib 09891 Fl 001 and assessed to Simmons Acres

The complaint states among other things that the amount necessary for

redemption has not been paid. It is thereupon this 10th day of April, 2023, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 16th day of June, 2023, 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, MD True Copy—Test: Mahasin El Amin, Clerk 144421 (4-20,4-27,5-4)

ORDER OF PUBLICATION

Upper Marlboro, MD 20774

REGINALD READY 8931 Town Center Circle, Unit 107

Plaintiff

SIMMONS ACRES LLC s/o Richard A. Kramer, Resident Agent 6196 Oxon Hill Road, Ste 310 Oxon Hill, MD 20745

Prince George's County, Maryland s/o Stephen J. McGibbon, Director of Finance Wayne K. Curry Administration Building 1301 McCormick Drive, Suite 4000 Largo, MD 20774

Attorney General's Office for Maryland County Executive's Office/County Attorney

s/o Rhonda Weaver, County Attorney Wayne K. Curry Administration Building 1301 McCormick Drive, Suite 4000

Largo, MD 20774

200 St. Paul Place

Baltimore, MD 21202

State of Maryland, Office of the Attorney General s/o Anthony G. Brown, Attorney General

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 Accokeek, 5th Election District of Prince George's County, known as 1116 Bohac Ln and described as Plat 16, 11,638.0000 Sq.Ft. Simmons Acres Plat Lot 20 Blk K Assmt \$1,100.00 Lib 09891 Fl 001 and assessed to Simmons Acres

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-23-001635

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1116 Bohac Ln in Prince George's County, State of Maryland, sold by the Director of Finance of Prince George's County, State of Maryland to Reginald Ready, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 1116 Bohac Ln Accokeek, MD 20607 described as Plat 16, 11,638.0000 Sq.Ft. Simmons Acres Plat Lot 20 Blk K Assmt \$1,100.00 Lib 09891 Fl 001 and assessed to Simmons Acres

The complaint states among other things that the amount necessary for

redemption has not been paid. It is thereupon this 10th day of April, 2023, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 16th day of June, 2023, 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, MD True Copy—Test: Mahasin Él Amin, Clerk

LEGALS

144422

NOTICE

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

VS.

818 Booker Drive

Capitol Heights, MD 20743

Substitute Trustees/

Defendant(s)

Plaintiffs EDWARD C. BENJAMIN DIONNE BENJAMIN

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000161

Notice is hereby given this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 818 Booker Drive, Capital Haighte, MD 2014 Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 3rd day of May, 2023, 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 3rd day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$215,000.00.

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

(4-6.4-13.4-20)

144307

NOTICE

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

> Substitute Trustees/ Plaintiffs,

(4-20,4-27,5-4)

WILLIE J. NICHOLSON (DECEASED) 6924 Aquamarine Court Capitol Heights, MD 20743
Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000134

Notice is hereby given this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 6924 Aquamarine Court, Capitol Heights, MD 20743, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of May, 2023.

The report states the purchase

price at the Foreclosure sale to be \$268,414.26.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 144310

(4-6,4-13,4-20)

True Copy—Test: Estate No. 126870 Mahasin Él Amin, Clerk (4-13,4-20,4-27) 144320 (4-13,4-20,4-27) 144282 (4-6,4-13,4-20)144412

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

SUITE 301 LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8451 GREENBELT ROAD 101 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Olugbenga Peters, and Sherill Tillotson, dated January 8, 2007 and recorded in Liber 26849, Folio 654 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$133,000.00, and an original interest rate of 2.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 2, 2023 AT 10:32 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees



908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

144344 (4-13,4-20,4-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7617 FONTAINBLEAU DRIVE #2145 HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Joann Anderson, dated February 6, 2003, and recorded in Liber 16902 at folio 524 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

MAY 2, 2023 AT 9:32 AM

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

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

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

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

144346

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

(4-13,4-20,4-27)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD

SUITE 301 LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15526 LADY LAUREN LANE BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Tenille Y. Reaves, dated September 11, 2015 and recorded in Liber 37810, Folio 512 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$289,228.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 2, 2023 AT 10:34 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this equity, shall be the return of his deposit without interest. (CGD File #: 459458) sale shall be null and void, and the Purchaser's sole remedy, in law or

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees



auctioneers

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

<u>144345</u> (4-13,4-20,4-27)

Robert Burke Law Firm 300 Charles Street P.O. Box 2283 La Plata, MD 20646 240-349-2768

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

ELOISE LYTES

Notice is given that Gregory J Lytes, whose address is 8600 Reicher Street, Landover, MD 20785, was on March 15, 2023 appointed Personal Representative of the estate of Eloise Lytes who died on July 15, 2019 with

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of September, 2023.

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

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

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

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

GREGORY J. LYTES Personal Representative

144392

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

ARLBORO, MD 20773-1729 Estate No. 128538

(4-13,4-20,4-27)

(4-13,4-20,4-27)

Kate P. Pruitt, Esq.
O'Malley, Miles, Nylen & Gilmore,
P.A.
7850 Walker Drive, #310
Greenbelt, Maryland 20770
301-572-7900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH M. FELLOWS

Notice is given that Andrew M Fellows, whose address is 5807 Bryn Mawr Road, College Park, MD 20740, was on January 19, 2023 appointed Personal Representative of the estate of Elizabeth M. Fellows who died on August 29, 2022 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of July, 2023.

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

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

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

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

ANDREW M. FELLOWS Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
PO. BOX 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 127236 144272 (4-6,4-13,4-20)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6012 HOPE DRIVE TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from William A. Miller, dated April 8, 2019 and recorded in Liber 42083, Folio 317 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,489.00, and an original interest rate of 5.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 9, 2023 AT 11:29 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchaser, provided the part of the part 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 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 proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this equity, shall be the return of his deposit without interest. (CGD File #: 457939)

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, and Kevin Hildebeidel, Substitute Trustees



• Towson, MD 21204 • 410.828.48

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

144425 (4-20,4-27,5-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

12604 SHOLTON STREET UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Velma McDonald, dated May 22, 1998, and recorded in Liber 12207 at folio 324 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

MAY 2, 2023 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 dwalling

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 \$6,000.00 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 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the

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

144335 (4-13,4-20,4-27)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien recorded in Liber 47363 at folio 198 among the Land Records of Prince George's County, Maryland, against: Fredrick Catoe

and by virtue of the power and authority granted by Order of Court, dated 3/6/2023, entered in Civil Case No. C-16-CV-23-000403 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

503,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 503000 Points at the time of purchase for use by the Grantees in Eachyear(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder: (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale

Daniel C. Zickefoose, Trustee

(4-20,4-27,5-4)144355

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien recorded in Liber 47363 at folio 201 among the Land Records of Prince George's County, Maryland, against: Geraldine A Bushell

and by virtue of the power and authority granted by Order of Court, dated 3/6/2023, entered in Civil Case No. C-16-CV-23-000412 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

308,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 308000 Points at the time of purchase for use by the Grantees in Eachyear(s). Moreover, such Standard VOI has a Floating Úse Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

<u>144356</u> (4-20,4-27,5-4)

IN THE ESTATE OF KATREA MCKINNIS

Notice is given that Sharon L McK-

their objections with the Register of

Wills on or before the 14th day of August, 2023.

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

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

SHARON L MCKINNIS

other delivery of the notice.

decedent's death; or

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien recorded in Liber 47363 at folio 204 among the Land Records of Prince George's County, Maryland, against: Robert W. Duncan and Juanita Duncan

and by virtue of the power and authority granted by Order of Court, dated 3/6/2023, entered in Civil Case No. C-16-CV-23-000416 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

534,000/ 389,331,000 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 534000 Points at the time of purchase for use by the Grantees in Eachyear(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder: (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144357 (4-20,4-27,5-4)

LEGALS

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BAU CONG PHAM**

Notice is given that Tuan Quoc Dao, whose address is 2231 Silk Tree Drive, Tustin, CA 92780, was on March 22, 2023 appointed Personal Representative of the estate of Bau Cong Pham who died on January 20, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of September, 2023.

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

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

TUAN QUOC DAO Personal Representative

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

Upper Marlboro, MD 20773-1729 Estate No. 128177 144396 (4-13,4-20,4-27)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA LYLES

Notice is given that Amanda V Davis, whose address is 6958 Laguna Place D, Rancho Cucamanga, CA 91701, was on April 6, 2023 appointed Personal Representative of the estate of Barbara Lyles who died on October 21, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of October, 2023.

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; 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.

AMANDA V DAVIS Personal Representative

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

Estate No. 127191 144397 (4-13,4-20,4-27)

LEGALS Donald F. Lee

Administrator of Estate 270 5th Street, Apr. 4I Brooklyn, New York 11215 NOTICE TO CREDITORS OF

APPOINTMENT OF

FOREIGN PERSONAL

REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the District court of Hardin County, Kentucky appointed Donald F. Lee, whose address is 270 5th Street, Apt. 4I, Brooklyn, NY 11215, as the Administrator of the Estate of Robert Edward Lee who died on November 29, 2021 domiciled in Radcliff,

Kentucky (USA). The Maryland resident agent for

service of process is Bruce Howard, whose address is 16701 Melford Blvd, Suite 400, Bowie, MD 20715. At the time of death, the decedent

the following Maryland counties: PRINCE GEORGE'S COUNTY

owned real or leasehold property in

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

(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 de-livers 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 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.

DONALD F. LEE Foreign Personal Representative

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

Estate No. 127870 144391 (4-13,4-20,4-27)

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

> Estate No. 127859 144409 (4-13,4-20,4-27)

P.O. Box 1729

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

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED TO ALL PERSONS INTERESTED IN THE ESTATE OF LAVERNE AGNES JECH

Notice is given that Kevin Scott Jech, whose address is 11867 Glen Valley Road, Glen Rock, PA 17327, was on February 22, 2023 appointed Personal Representative of the estate of LAVERNE AGNES JECH who died on Scottenber 15, 2022 with a innis, whose address is 2304 Afton Street, Temple Hills, MD 20748, was on February 14, 2023 appointed Personal Representative of the estate of Katrea McKinnis, who died on October 17, 2022 without a will. died on September 15, 2022 with a

Further information can be ob-Further information can be obtained by reviewing the estate file in the office of the Register of Wills or tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represenby contacting the personal representative or the attorney. tative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of August, 2023.

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

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

KEVIN SCOTT JECH Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729 Estate No. 128038 (4-6.4-13.4-20)144279

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY EVELYN MATTINGLY

Notice is given that James E Matringly, whose address is 3507 Pumphrey Drive, Forestville, Mary-land 20747, was on February 21, 2023 appointed Personal Representative the estate of Mary Evelyn Mattingly who died on December 1, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of August, 2023.

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; 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 E MATTINGLY Personal Representative

144275

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

> Estate No. 128049 (4-6,4-13,4-20)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 255 among the Land Records of Prince George's County, Maryland, against:

Hanne T. Sweetnam-Boyd and by virtue of the power and authority granted by Order of Court, dated February 27, 2023, entered in Civil Case No. C-16-CV-23-000856 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 1,000,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(4-20,4-27,5-4)144361

JAMES D. WALSH, Attorney Walsh & Company, P.A. 9841 Broken Land Parkway Suite 206 Columbia, Maryland 21046 410-312-5690

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARET I. BROWN

Notice is given that Mary Margaret Allen, whose address is 8507 Bovelder Drive, Laurel, MD 20708, was on February 7, 2023 appointed Personal Representative of the estate of Margaret I. Brown who died on October 19, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of August, 2023.

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

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

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

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

MARY MARGARET ALLEN Personal Representative

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

Estate No. 127351 144274 (4-6,4-13,4-20)

Jennifer Anukem I. Anukem & Associates LLC 7209 Hanover Parkway, Suite A Greenbelt, MD 20770

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

301-500-0462

TO ALL PERSONS INTERESTED IN THE ESTATE OF HANLEY F. HARRIS

Notice is given that Jennifer Anukem, whose address is 7209 Hanover Parkway, Suite A, Greenbelt, MD 20770, was on February 23, 2023 appointed Personal Representative of the estate of Hanley F. Harris who died on August 3, 2021 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of August, 2023.

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

(1) Six months from the date of the dècedent'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.

JENNIFER ANUKEM Personal Representative

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

Estate No. 123396

144273 (4-6,4-13,4-20)

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 258 among the Land Records of Prince George's County, Maryland, against: Merle C Stephenson

and by virtue of the power and authority granted by Order of Court, dated February 28, 2023, entered in Civil Case No. C-16-CV-23-000866 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 413,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 413000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Úse Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144362 (4-20,4-27,5-4)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MANUEL DE JESUS MORAN **FIGUEROA**

Notice is given that Ines Marin Morales, whose address is 6917 Dudley Ave, Oxon Hill, MD 20745, was on February 14, 2023 appointed Personal Representative of the estate of MANUEL DE JESUS MORAN FIGUEROA, who died on October 2, 2022 without a will. There was a prior small estate proceeding.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of August, 2023.

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; 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.

INES MARIN MORALES Personal Representative

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

144287

Estate No. 127383

(4-6,4-13,4-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN J HARPER AKA: HÉLEN JUANITA JACKSON HARPER

Notice is given that Donna L Starkey, whose address is 4010 Winchester Lane, Bowie, MD 20715, was on February 15, 2023 appointed Personal Representative of the estate of Helen J Harper AKA: Helen Juanita Jackson Harper who died on January 12, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of August, 2023.

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

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

DONNA L STARKEY Personal Representative

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

Estate No. 128018 144278 (4-6,4-13,4-20) 144280

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 261 among the Land Records of Prince George's County, Maryland, against: KRISTEN E BRUNELLE

and by virtue of the power and authority granted by Order of Court, dated February 28, 2023, entered in Civil Case No. C-16-CV-23-000872 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 84,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Biennial Ownership Interest and has been allocated 168000 Points at the time of purchase for use by the Grantees in Odd year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144363 (4-20,4-27,5-4)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JUDITH ANN JACKSON

Notice is given that Scott Thomas Jackson, whose address is 110 Moreland Avenue SE, Unit C, Atlanta, GA 30316, and Kelly Lynn Jackson whose address is 953 Fairmount Avenue, Towson, MD 21204, were on January 5, 2023 appointed Co-Personal Representatives of the estate of Judith Ann Jackson who died on October 27, 2022 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of July, 2023.

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

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

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

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

SCOTT THOMAS JACKSON KELLY LYNN JACKSON

Co-Personal Representatives CERETA A. LEE REGISTER OF WILLS FOR

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

Estate No. 127511 (4-6,4-13,4-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MILDRED GREENWELL

Notice is given that Angela Delle, whose address is 18228 181st Circle S, Boca Raton, FL 33498, was on February 22, 2023 appointed Personal Representative of the estate of Mildred Greenwell, who died on November 21, 2022 without a will.

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

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of August, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

of Wills with a copy to the undersigned, on or before the earlier of the following dates: (1) Six months from the date of the

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

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

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

ANGELA DELLE Personal Representative

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

144289

Estate No. 127482 (4-6,4-13,4-20)

The Prince George's Post Newspaper Call 301-627-0900 Or Fax 301-627-6260 Have a Wonderful and Safe Weekend

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 264 among the Land Records of Prince George's County, Maryland, against:

ARTHUR RAY BAKARI and Darlene Bakari and by virtue of the power and authority granted by Order of Court, dated February 28, 2023, entered in Civil Case No. C-16-CV-23-000882 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

189,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 189000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144364 (4-20,4-27,5-4)

> NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

AKA: ETHEL C. HALE, ETHEL

Notice is given that Allen E Hale

Sr, whose address is 3001 Branch Ave., Apt T5, Temple Hills, MD

20748, was on February 13, 2023 ap-

pointed Personal Representative of the estate of Ethel Ludell Hale, AKA: Ethel C. Hale, Ethel Craig Hale, who died on January 7, 2023

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal representative or the attorney.

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

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

(1) Six 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

A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

other delivery of the notice.

ALLEN E HALE SR

CERETA A. LEE REGISTER OF WILLS FOR

144286

Prince George's County

Personal Representative

IN THE ESTATE OF ETHEL LUDELL HALE

CRAIG HALE

without a will.

August, 2023.

the following dates:

decedent's death; or

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CASSANDRA WIGGINS

Notice is given that Natalie Wiggins, whose address is 6414 White Oak Avenue, Camp Springs, MD 20748, was on February 23, 2023 appointed Personal Representative of the estate of Cassandra Wiggins, who died on January 2, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of August, 2023.

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; 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.

> NATALIE WIGGINS Personal Representative

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

144285

Estate No. 128155

(4-6,4-13,4-20)

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128025

(4-6,4-13,4-20)

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 267 among the Land Records of Prince George's County, Maryland, against:

Donald L Madsen and Beverly J Madsen, trustees of the Donald L Madsen Living Trust, dated May 6, 1998

and by virtue of the power and authority granted by Order of Court, dated February 28, 2023, entered in Civil Case No. C-16-CV-23-000902 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One $\,$ 1,938,000 / /389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a / an Annual Ownership Interest and has been allocated 1,938,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144365 (4-20,4-27,5-4)

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that John Michael

Griffin, whose address is 13029 6th

Street, Bowie, MD 20720, was on March 3, 2023 appointed Personal Representative of the estate of

JOANNE SHIRLEY KNIGHT, who died on December 20, 2022 without

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-

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 3rd day of

Any person having a claim against

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

of Wills with a copy to the undersigned, on or before the earlier of

(1) Six 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

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.

Personal Representative

JOHN MICHAEL GRIFFIN

other delivery of the notice.

tative or the attorney.

September, 2023.

the following dates:

decedent's death; or

IN THE ESTATE OF JOANNE SHIRLEY KNIGHT

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MELSADA EUGENIA BARNES

Notice is given that Abigale Bruce-Watson, whose address is 14418 Old Mill Road, Suite 201, Upper Marlboro, MD 20772, was on March 8, 2023 appointed Personal Representative of the estate of MELSADA EUGENIA BARNES, who died on November 20, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of September, 2023.

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

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

ABIGALE BRUCE-WATSON Personal Representative

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

144447

PRINCE GEORGE'S COUNTY P.O. Box 1729

Estate No. 127997

Upper Marlboro, MD 20773-1729 Estate No. 128029 (4-20,4-27,5-4)144448 (4-20,4-27,5-4)

REGISTER OF WILLS FOR

CERETA A. LEE

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 270 among the Land Records of Prince George's County, Maryland, against:

Nathan K Son and Hoa Gam Ngyen Son and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000905 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

366,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 366000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144366 (4-20,4-27,5-4)

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

WELLESLEY S WASHINGTON JR

Notice is given that Jannie B Washington, whose address is 12705

Gable Court, Fort Washington, MD

20744, was on April 5, 2023 appointed Personal Representative of the estate of WELLESLEY S WASH-

INGTON JR, who died on March 13,

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 (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 5th day of Oc-

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

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

IN THE ESTATE OF

2023 without a will.

tober, 2023.

decedent's death; or

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FREDERICK ADOLPHUS KING

Notice is given that Melissa Elizabeth Herbert, whose address is 13705 Gallic Court, Bowie, MD 20720, was on April 12, 2023 appointed Personal Representative of the estate of FREDERICK ADOL-PHUS KING, who died on March 9, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of October, 2023.

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

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

MELISSA ELIZABETH HERBERT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

144449

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

Estate No. 128605

(4-20,4-27,5-4)

CERETA A. LEE REGISTER OF WILLS FOR

JANNIE B WASHINGTON Personal Representative

other delivery of the notice.

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

> Estate No. 128688 (4-20,4-27,5-4)

144450

NOTICE

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

Substitute Trustees/

ROBBIE D. BAKER 4937 Winthrop Street Oxon Hill, MD 20745

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF22-25464

Notice is hereby given this 27th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4937 Winthrop Street, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

27th day of April, 2023. The report states the purchase price at the Foreclosure sale to be \$166,000.00.

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

144306 (4-6,4-13,4-20)

Substitute Trustees/

7734 Muncy Road Landover, MD 20785

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF22-30122

The report states the purchase price at the Foreclosure sale to be \$211,650.00.

(4-6,4-13,4-20)

LEGALS

NOTICE

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

Safi Dinga

4800 49th Avenue Hyattsville, MD 20781

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF20-07724

Notice is hereby given this 23rd day of March, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th day of April, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 24th day of April, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$192,000.00. The property sold herein is known as 4800 49th Avenue, Hyattsville, MD 20781.

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

(4-6,4-13,4-20) 144304

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VERONA GILL

Notice is given that Chieyen Meachem, whose address is 6700 Belcrest Road, #219, Hyattsville, MD 20782, was on March 27, 2023 appointed Personal Representative of the estate of Verona Gill, who died on August 23, 2022 without a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of September, 2023.

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

(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.

> CHIEYEN MEACHEM Personal Representative

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

144288

Estate No. 126993

NOTICE

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

DONATO LOPEZ

Notice is hereby given this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 7734 Muncy Road, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of May, 2023.

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

144309

NOTICE

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

vs.

LILLIE MCGILL

1017 Carrington Avenue Capitol Heights, MD 20743 Defendant(s).

Substitute Trustees/

Plaintiffs.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-001237

Notice is hereby given this 27th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1017 Carrington Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of shown on or before the 27th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 27th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$220,000.00.

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

(4-6,4-13,4-20)

LEGALS

Julia Anderson Reinhart Anderson Reinhart Law, LLC 92 Franklin Street Annapolis, MD 21401 410-268-5035

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

VICTOR G. STOTLAND Notice is given that Deborah G. Weller, whose address is 120 Linda Lane, Millersville, MD 21108, was on April 5, 2023 appointed Personal Representative of the estate of Vic-tor G. Stotland, who died on December 8, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of Octuber 2022

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

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

DEBORAH G. WELLER Personal Representative

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

Estate No. 128827

144403 (4-13,4-20,4-27)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board) **REGULAR SESSION**

APRIL 25, 2023

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

TRANSFER

Susan Cook, Member / Authorized Person, James Cowen, Authorized Person for a Class B(BH), Beer, Wine and Liquor for the use of Greenbelt Beverage Management, LLC, t/a Crowne Plaza College Park, 6400 Ivy Lane, Greenbelt, 20770 transfer from Greenbelt Beverage Management, LLC, t/a Crowne Plaza College Park, 6400 Ivy Lane, Greenbelt, 20770, Susan Cook, Authorized Person, Steven Cesinger, Authorized

Kyuwoon Suh, President for a Class A, Beer, Wine and Liquor for the use of CHK Liquors, Inc., t/a Lim's Liquor Store, 2117 University Blvd, Hyattsville, 20783 transfer from Lim's Liquor, Inc., t/a Lim's Liquor Store, 2117 University Blvd, Hyattsville, 20783, Chun Cha Im, President/Secretary/Treasurer.

Piyushbhai R. Patel, Member-Manager for a Class A, Beer, Wine and Liquor for the use of Sahil, LLC, t/a GEM Liquors, 9443 Annapolis Road, Seabrook, 20706 transfer from Sahil, LLC, t/a GEM Liquors, 9443 Annapolis Road, Seabrook, 20706, Ramanbhai R. Patel, Member.

Tves Cook, Member / Authorized Person, Richard Cook, Member/ Authorized Person for a Class B, Beer, Wine and Liquor for the use of Bread Schedule, LLC, t/a Manifest Bread, 6208 Rhode Island Avenue, Suite 114, Riverdale Park, 20737 transfer from Bread Schedule, LLC, t/a Manifest Bread, 6208 Rhode Island Avenue, Suite 114, Riverdale Park, 20737, Tyes Cook, Owner

Benjamin R. Carter, Member/ Authorized Person, for a Class B(DD), Beer, Wine and Liquor for the use of Le Fantome, LLC, t/a Le Fantome, 4501 - 4555 Woodberry Street, Riverdale Park, 20737 transfer from Le Fantome, LLC, t/a Le Fantome, 4501 – 4555 Woodberry Street, Riverdale Park, 20737, Akhtar Nawab, Member/Authorized Person, Michael T. Whetherbee, Jr., Member/Authorized Person.

Jahangir Alam, President/Secretary/Treasurer, Jahir Uddin, Vice President for a Class D, Beer and Wine for the use of 3664 St Barnabas, Inc., t/a 7-Ten Beer, Wine and Grocery, 3664 St. Barnabas Road, Suitland, 20746 transfer from 7-Ten, LLC, 3664 St. Barnabas Road, Suitland, 20746, Daisy Dumera, Member-Manager, Richard Solomon, Member/ Authorized Person.

NEW- CLASS B, BEER, WINE AND LIQUOR

Rikin K. Parikh, President, Beenish Bhatia, Secretary, Giridhar Sastry, Treasurer for a Class B, Beer, Wine and Liquor for the use of FFD Three, Inc., t/a The Union, 3950 Garden City Drive, Hyattsville,

Tarrell Lamonica Littleton, Member/Authorized Person, Dennis James Littleton, Jr., Managing Member/Authorized Person for a Class B, Beer, Wine and Liquor for the use of BBU Enterprises, LLC, t/a BBU Kitchen, 15790 Livingston Road, Accokeek, 20607.

Teisha Mays, Member-Manager for a Class B, Beer, Wine and Liquor for the use of Greater Metropolitan Restaurant Group, LLC, t/a Moxy's Bar and Grill, 7200 Hanover Drive, Suite LL, Greenbelt, 20770.

Bianka Mbeng, Authorized Person, Oluwafemi Oluyeye, Managing Member for a Class B, Beer, Wine and Liquor for the use of Pleroma Cuisine, LLC, t/a Pleroma Cuisine, 952 4th Street, Laurel,

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, April 25, 2023. 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 <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director April 7, 2023

144413 (4-13,4-20)

PRINCE GEORGE'S COUNTY

GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on May 25, 2023 and will be heard on July 25, 2023. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 99, 17 BL 100, 17 BL 101, 17 BL 102

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

A virtual hearing will be held via Zoom on Wednesday, April 12, 2023 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on BOLC's website http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director April 7, 2023

> (4-13,4-20)144414

> > Serving Prince George's County Since 1932

LEGALS

ORDER OF PUBLICATION

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

CAROLYN TAVENNER, TRUSTEE OF THE BRIAN SCHULTZ TRUST Prince George's County, Maryland

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 2393585, N 110 FT OF LO T 4 EO 5500 SO FT; 5,500.0000 SQ.FT. & IMPS. CHARL-TON HEIGHTS BLK 17; ASSMT LIB KNOWN AS 5927 BERWYN RD

COLLEGE PARK MD 20740. Defendants

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

Civil Division C-16-CV-22-000803

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 2393585, N 110 FT OF LO T 4 EO 5500 SO FT; 5,500.0000 SQ.FT. & IMPS. CHARL-TON HEIGHTS BLK 17; ASSMT \$271,300 LIB 37277 FL 587; KNOWN AS 5927 BERWYN RD COLLEGE PARK MD 20740.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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 144322 (4-13,4-20,4-27)

THIS COULD BE

YOUR AD! Call 301-627-0900

for a quote.

LEGALS

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

Plaintiff

BE T ON Prince George's County, Maryland

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 2217503, 8,914.0000 SQ.FT. & IMPS. GREEN-BRIER LOT 22 BLK A; ASSMT \$327,067 LIB 16252 FL 678; KNOWN AS 7501 POWHATAN ST HYATTSVILLE MD 20784. Defendants

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

C-16-CV-22-000804 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

this proceeding: Prince George's County, described as follows: Tax Account No 2217503, 8,914.0000 SQ.FT. & IMPS. GREEN-BRIER LOT 22 BLK A; ASSMT \$327,067 LIB 16252 FL 678; KNOWN AS 7501 POWHATAN ST

HYATTSVILLE MD 20784.

Prince George's County and the State of Maryland to the Plaintiff in

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County Maryland, once a week for County, Maryland, once a week for three (3) successive weeks, on or be-fore the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and re-deem 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

(4-13,4-20,4-27) **LEGALS**

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire

Winston-Salem, NC 27106 Plaintiff

BAOBAB TREE FOUNDATION INC TRUIST BANK CHARLES GEBBERT TRUSTEE BRYAN D LESLIE, TRUSTEE

Prince George's County, Maryland

144323

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 0196394, 5.4200 ACRES. & IMPS. BROCK HALL PLAT 2 LOT 35; ASSMT \$531,700 LIB 45674 FL 311; KNOWN AS 14400 THORPE LN UPPER

MARLBORO MD 20772. Defendants

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

C-16-CV-22-000830

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 0196394, 5.4200 ACRES. & IMPS. BROCK HALL PLAT 2 LOT 35; ASSMT \$531,700 LIB 45674 FL 311; KNOWN AS 14400 THORPE LN UPPER MARLBORO MD 20772.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 28th day of April, 2023, warning all persons interested in the the 6th day of June, 2023, 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 144325 (4-13,4-20,4-27)

2806 Reynolda Rd., #208

ANNE SPEIGHT

NATASHIA SPEIGHT

ORDER OF PUBLICATION FNA DZ, LLC C/o Benjamin M. Decker, Esquire

Winston-Salem, NC 27106 Plaintiff

Prince George's County, Maryland

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 2068070, LOTS 14 & 15; 5,000.0000 SQ.FT. & IMPS. SEAT PLEASANT HEIG BLK P; ASSMT \$305,833 LIB 31055 FL 018; KNOWN AS 518 70TH ST CAPITOL HEIGHTS MD 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000827

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 2068070, LOTS 14 & 15; 5,000.0000 SQ.FT. & IMPS. SEAT PLEASANT HEIG BLK P; ASSMT \$305,833 LIB 31055 FL 018; KNOWN AS 518 70TH ST CAPITOL HEIGHTS MD 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, 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 144324 (4-13,4-20,4-27)

LEGALS

ORDER OF PUBLICATION FNA DZ, LLC C/o Benjamin M. Decker, Esquire

2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

ARMANDO MORALES Prince George's County, Maryland

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 0179143, LTS 70.71.72 & W 16 FT LOT 73;

7,600.0000 SQ.FT. & IMPS. DE-

CATUR HEIGHTS-A BLK 13;

ASSMT \$242,300 LIB 32357 FL 509;

KNOWN AS 5200 TILDEN RD BLADENSBURG MD 20710. Defendants In the Circuit Court for Prince George's County, Maryland

Civil Division C-16-CV-22-000834 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

Prince George's County, described as follows: Tax Account No 0179143, LTS 70.71.72 & W 16 FT LOT 73; 7,600.0000 SQ.FT. & IMPS. DE-CATUR HEIGHTS-A BLK 13; ASSMT \$242,300 LIB 32357 FL 509; KNOWN AS 5200 TILDEN RD BLADENSBURG MD 20710.

this proceeding:

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the the 6th day of June, 2023, 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 144326 (4-13,4-20,4-27)

(4-6,4-13,4-20)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 273 among the Land Records of Prince George's County, Maryland, against:

Denice F Scales and Émanuel Lewis and by virtue of the power and authority granted by Order of Court, dated February 28, 2023, entered in Civil Case No. C-16-CV-23-000911 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

84,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 84000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(4-20,4-27,5-4)144367

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JESSE EDWARD BAYNES SR

Notice is given that Pamela Harris. whose address is 9702 Bald Hill Road, Mitchellville, MD 20721, was on April 12, 2023 appointed Personal Representative of the estate of Jesse Edward Baynes Sr who died on January 9, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of October, 2023.

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

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

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

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

PAMELA HARRIS Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 128802 144439 (4-20,4-27,5-4)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF THARRINGTON BATTLE SR

Notice is given that Yvette Chandler, whose address is 21332 Bunyan Circle, Germantown, MD 20876, was on December 19, 2022 appointed Personal Representative of the estate of Tharrington Battle Sr who died on October 21, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of June, 2023.

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 dècedent'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.

YVETTE CHANDLER Personal Representative

144440

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

Estate No. 127389 (4-20,4-27,5-4)

144276

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 276 among the Land Records of Prince George's County, Maryland, against:

Tamara Briggs and Justin Briggs and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000914 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

84,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 84000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(4-20,4-27,5-4)144368

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOVELL BROOKS

Notice is given that Josephine Brooks, whose address is 3604 Wayneswood Road, Fort Washing-ton, MD 20744, was on February 3, 2023 appointed Personal Representative of the estate of Lovell Brooks who died on January 3, 2023 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of August, 2023.

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

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

JOSEPHINE BROOKS Personal Representative

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

Estate No. 127893 (4-6,4-13,4-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY JOHNSON AKA: DORÓTHY P JOHNSON

Notice is given that Raymond E Johnson, whose address is 8503 Sprague Place, New Carrollton, MD 20785, was on February 15, 2023 ap-pointed Personal Representative of the estate of Dorothy Johnson AKA: Dorothy P. Johnson who died on January 12, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of August, 2023.

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; or

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

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

RAYMOND E. 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. 128098 144277 (4-6,4-13,4-20)

LEGALS

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

ORDER OF PUBLICATION

Plaintiff

JOEL PEEBLES MINISTRIES LLC Prince George's County, Maryland

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 0820456, 36,788.0000 SQ.FT. & IMPS. PLEAS-ANT PROSPECT LOT 44; ASSMT \$529,867 LIB 38291 FL 644; KNOWN AS 11900 PLEASANT PROSPECT RD BOWIE MD 20721. Defendants

> In the Circuit Court for Prince George's County,
> Maryland
> Civil Division C-16-CV-22-000713

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 0820456, 36,788.0000 SQ.FT. & IMPS. PLEAS-ANT PROSPECT LOT 44; ASSMT \$529,867 LIB 38291 FL 644; KNOWN AS 11900 PLEASANT PROSPECT RD BOWIE MD 20721.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, 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 (4-13,4-20,4-27)144328

ORDER OF PUBLICATION

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

Plaintiff

JOEL R PEEBLES YLAWNDA J PEEBLES Prince George's County, Maryland

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 0701490, 2.6700 ACRES. & IMPS. WOOD-MORE PLAT 8 LOT 137; ASSMT \$1,289,400 LIB 39314 FL 456; KNOWN AS 2830 SPRIGGS RE-QUEST WAY BOWIE MD 20716. Defendants

> In the Circuit Court for Prince George's County,
>
> Maryland Civil Division C-16-CV-22-000715

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 0701490, 2.6700 ACRES. & IMPS. WOOD-MORE PLAT 8 LOT 137; ASSMT \$1,289,400 LIB 39314 FL 456; KNOWN AS 2830 SPRIGGS RE-QUEST WAY BOWIE MD 20716.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order

in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the the 6th day of June, 2023, and redeem the property herein described 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 144329 (4-13,4-20,4-27)

To Subscribe Call The Pri George's Post 301-627-0900 a t

LEGALS

Ronald Scott Mitchell Wills and Trusts LLC 8403 Colesville Road, Suite 1100 Silver Spring, MD 20910 240-638-2828

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

DARCY DENISE SITGRAVES Notice is given that Joselynn Montgomery Brazier, whose ad-dress is 4508 Atlantic Avenue, Suite 1201, Long Beach, CA 90807, was on April 3, 2023 appointed Personal Representative of the estate of Darcy Denise Sitgraves, who died on De

cember 19, 2022 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of October, 2023.

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: the following dates:

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

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

JOSELYNN MONTGOMERY BRAZIER Personal Representative

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

144402

Estate No. 128621 (4-13,4-20,4-27)

Karen M. Selby, Esq. Griffin Selby Law PLLC 3261 Old Washington Road Suite 2020 Waldorf, MD 20602 202-844-5753

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED JAMES LEROY SIMPSON

Notice is given that Donna Speight, whose address is 32 Hokum Court, Magnolia, DE 19962, was on February 22, 2023 appointed Personal Representative of the estate of James Leroy Simpson, who died on September 24, 2021 without

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of August, 2023.

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

(1) Six months from the date of the

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

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

DONNA SPEIGHT Personal Representative

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

144282

Estate No. 126870 (4-6,4-13,4-20)

Plaintiff

ORDER OF PUBLICATION

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

HARRY E POLK JR FIRST VIRGINIA MORTGAGE **COMPANY** Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0167742, LTS 238.239; 6,500.0000 SQ.FT. & WOODLAWN BLK 4; ASSMT \$291,067 LIB 06775 FL 109; KNOWN AS 4809 70TH PL HY-ATTSVILLE MD 20784.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000848

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being 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 0167742, LTS 238.239; 6,500.0000 SQ.FT. & WOODLAWN BLK 4; ASSMT \$291,067 LIB 06775 FL 109; KNOWN AS 4809 70TH PL HY-ATTSVILLE MD 20784.

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

It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the roperty to appear in this Court by the 6th day of June, 2023, and re-deem the property herein described 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 144327 (4-13,4-20,4-27) **ORDER OF PUBLICATION**

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

JAMES E GARNETT Prince George's County, Maryland

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 3753613, 368.0000 SQ.FT. & IMPS. THE FAIR-MONT 1001; ASSMT \$68,000 LIB 44903 FL 531 UNIT 119; KNOWN AS 1001 CHILLUM RD HY-ATTSVILLE MD 20782 CONDO UNIT: 119.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000728

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 3753613, 368.0000 SQ.FT. & IMPS. THE FAIR-MONT 1001; ASSMT \$68,000 LIB 44903 FL 531 UNIT 119; KNOWN AS 1001 CHILLUM RD HY-ATTSVILLE MD 20782 CONDO

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 3rd day of April, 2023, by the Circuit Court for April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for the county of three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 144332 (4-13,4-20,4-27)

To Subscribe C a l l The Prince George's Post 301-627-0900

LEGALS

Steven M Sindler 1130 Annapolis Road #101 Odenton, MD 21113 410-551-9323

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EVELINA SOLATAN** AKA: EVELINA DEPRA SOLATAN

Notice is given that Agnes Solatan, whose address is 3015 Chapel View Drive, Beltsville, MD 20705, was on March 21, 2023 appointed Personal Representative of the estate of Evelina Solatan, AKA: Evelina Depra Solatan, who died on Sep-tember 12, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 21st day of September, 2023.

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; 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.

> AGNES SOLATAN Personal Representative

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

144283

Estate No. 128633

(4-6,4-13,4-20)

Janelle Ryan-Colbert, Esq. 3060 Mitchellville Rd., Ste 216 Bowie, MD 20716 301-576-6200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ZEFFIE DAVIS, JR.

Notice is given that Angela A. Davis, whose address is 10303 Farrar Ave, Cheltenham, MD 20623, was on March 29, 2023 appointed Personal Representative of the estate of Zeffe Davis, Jr. who died on October 18, 2022 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 29th day of September, 2023.

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

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

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

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

ANGELA A. DAVIS Personal Representative

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

Estate No. 127541

(4-13,4-20,4-27) 144393

LEGALS

Nickey Patterson, Esq. 6710 Oxon Hill Rd Suite 210 Oxon Hill, MD 20745 202-709-6726

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA ANN MONACELLI

Notice is given that Nancy A Monacelli, whose address is 6416 Whitwell Court, Fort Washington, MD 20744, was on March 31, 2023 appointed Personal Representative of the estate of Virginia Ann Monacelli who died on November 11, 2022

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

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

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

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

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

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

NANCY A MONACELLI Personal Representative

REGISTER OF WILLS FOR Prince George's County

UPPER MARLBORO, MD 20773-1729 Estate No. 128393

144394 (4-13,4-20,4-27)

Gary Greenwald, Esq. 7100 Columbia Gateway Drive Ste. 190 Columbia, MD 21046 301-596-2960

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Cecilia D. Bethke, whose address is 15100 Interlachen Dr., Ste. 718, Silver Spring, MD 20906, was on April 7, 2023 appointed personal representative of the small estate of Marion Marie Hoffman who died on December 17,

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

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

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

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

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

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

CECILIA D. BETHKE Personal Representative

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

Estate No. 128513

144428

Bobby G. Henry, Jr. 9701 Apollo Drive Suite 100

Largo, Maryland 20774 301-925-7900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT LEE JEFFERSON, JR

Notice is given that Brenda Green, whose address is 1615 Fort Dupont Street SE, Washington, DC 20020, was on February 13, 2023 appointed Personal Representative of the estate of Robert Lee Jefferson, Jr., who died on December 14, 2022 without

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of August, 2023. Any person having a claim against

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

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

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

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

> BRENDA GREEN Personal Representative

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

Estate No. 127980

144399 (4-13,4-20,4-27)

> Brent E. Walthall 595 Main Street, #233 Laurel, MD 20707 301-317-6300

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

TO ALL PERSONS INTERESTED JAMES ARTHUR MORRIS

Notice is given that Veronica F Morris, whose address is 6929 Kent Town Drive, Landover, MD 20785 was on January 20, 2023 appointed personal representative of the small estate of James Arthur Morris, who died on September 7, 2022 without

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other deliv-

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

VERONICA F. MORRIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 126625

<u>144431</u>

LEGALS

McMillan Metro, PC Heather L. Sunderman, Esq. 7811 Montrose Road, Suite 400 Potomac, Maryland 20854 301-251-1180

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED HASSEN KEBEDE

Notice is given that Nebiyu Beyene, whose address is 43175 Allenby Way, Leesburg, VA 20176, was on March 15, 2023 appointed Per-sonal Representative of the estate of Hassen Kebede, who died on January 29, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 15th day of September, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

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

of Wills with a copy to the undersigned, on or before the earlier of

(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.

NEBIYU BEYENE Personal Representative

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

144400

Estate No. 128543 (4-13,4-20,4-27)

Erica A. R. Redmond

8562 Fort Smallwood Rd Pasadena, MD 21122 410-255-0373

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
STEPHANIE MICHAEL MO-**HUNDRO**

Notice is given that David Wayne Mohundro, whose address is 222 N Patrick Street, PO Box 54, Dublin, TX 76446, was on March 30, 2023 appointed Personal Representative of the estate of Stephanie Michael Mohundro, who died on November 16, 2022 without a will.

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

All persons having any objection to the appointment (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, 2023.

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

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

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

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

DAVID WAYNE MOHUNDRO Personal Representative

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

Estate No. 127400

<u>144401</u> (4-13,4-20,4-27)

John D. Hungerford

P.O. Box 221

Bryans Road, MD 20616

301-283-6000

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

DOUGLAS MELVIN BURNER, JR.

Notice is given that Steven Eugene

Wiley, whose address is 1129-D Heritage Place, Waldorf, MD 20602, was on February 15, 2023 appointed Per-

on February 15, 2023 appointed Fer-sonal Representative of the estate of Douglas Melvin Burner, Jr. AKA: Douglas Burner, Jr., who died on November 2, 2022 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-

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 15th day of August, 2023.

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

of Wills with a copy to the undersigned, on or before the earlier of

(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

(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

tative or the attorney.

the following dates:

decedent's death; or

AKA: DOUGLAS BURNER, JR.

LEGALS

Robb A. Longman, Esq. Longman & Van Grack, LLC 10411 Motor City Drive, Suite 750 Bethesda, MD 20817 301-291-5027

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF OFIR NOAH NEVO

Notice is given that Raymond Nevo, whose address is 5800 Lus-tine St, Hyattsville, MD 20781, was on April 5, 2023 appointed Personal Representative of the estate of Ofir Noah Nevo, who died on January 30, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file heir objections with the Register of Wills on or before the 5th day of October, 2023.

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

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

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

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

RAYMOND NEVO

CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 128667

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. STEVEN EUGENE WILEY Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729

Estate No. 127910 (4-13,4-20,4-27) 144405

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Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

144404

(4-13,4-20,4-27)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 279 among the Land Records of Prince George's County, Maryland, against:

Frances A Gosson and William T Harris and by virtue of the power and authority granted by Order of Court, dated February 28, 2023, entered in Civil Case No. C-16-CV-23-000916 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

346,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144369 (4-20,4-27,5-4)

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as

250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 282 among the Land Records of Prince George's County, Maryland, against: JOHN H HAYNES JR

and by virtue of the power and authority granted by Order of Court, dated February 28, 2023, entered in Civil Case No. C-16-CV-23-000928 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 300000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

LEGALS

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144370 (4-20,4-27,5-4)

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 285 among the Land Records of Prince George's County, Maryland, against: Karen M Hall and Besa Vormatu Dzelumadzek

and by virtue of the power and authority granted by Order of Court, dated February 28, 2023, entered in Civil Case No. C-16-CV-23-000930 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

211,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 211000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

144371 (4-20,4-27,5-4)

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 379 among the Land Records of Prince George's County, Maryland, against:

Catherine A. Coleman and Nathaniel P. Coleman and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000933 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

1,589,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1589000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144372 (4-20,4-27,5-4)

NOTICE

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

Substitute Trustees/ Plaintiffs,

PEARLINE JONES

4109 Beachcraft Court Temple Hills, MD 20748

Case No. CAEF 22-28440

Defendant(s). In the Circuit Court for Prince George's County, Maryland

Notice is hereby given this 28th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4109 Beachcraft Court, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be 5278,000,00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 144254 (4-6,4-13,4-20)

NOTICE

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

Substitute Trustees/

MARCIA APPLEWHITE 9604 Tiberias Drive Upper Marlboro, MD 20772 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000047

Notice is hereby given this 11th day of April, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9604 Tiberias Drive, Upper Marlboro, MD 20772, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th day of May, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 11th day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$260,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 144423 (4-20,4-27,5-4)

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E m a i 1:

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TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 382 among the Land Records of Prince George's County, Maryland, against:

Angela T. Murphy and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000938 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

364,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 364000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144373 (4-20,4-27,5-4)

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 385 among the Land Records of Prince George's County, Maryland, against: Patricia L. Taylor

and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000975 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 428,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108,1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 428000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including in-

LEGALS

terest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of Daniel C. Zickefoose, Trustee

144374 (4-20,4-27,5-4)

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 388 among the Land Records of Prince George's County, Maryland, against:

Robert J Graham aka Robert Graham and Gladys Graham (life estate only) and Robert Graham and Gladys Graham, Co-Trustees of the Graham's Revocable Trust dated November 8, 2010

and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000977 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

364,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 364000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Úse Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144375 (4-20,4-27,5-4)

THE PRINCE GEORGE'S

POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

PUBLIC NOTICE CITY OF LAUREL, MARYLAND **PUBLIC HEARING**

The Mayor and City Council of Laurel will introduce and hold a public hearing on Ordinance No. 2011, an ordinance adopting the General Operating Budget and the Capital Improvement Program for Fiscal Year July 1, 2023 to June 30, 2024, at a virtual meeting on Monday, May 8, 2023, 6:00 p.m. A second in-person public hearing will be held on Monday, May 22, 2023 at 6:00 pm at the Laurel Municipal Center 8103 Sandy Spring Road Laurel, Mary-

144424 (4-20)

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 391 among the Land Records of Prince George's County, Maryland, against:

Devon Duggins and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000978 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

192,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 192000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

LEGALS

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

Substitute Trustees Plaintiffs

144376

Donald Proctor Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND CIVIL NO. C-16-CV-23-000511

ORDERED, this 31st day of March, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7147 Donnell PL Unit D1, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of May, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of May, 2023, next.

The report states the amount of sale to be \$88,000.00.

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

144295

(4-6,4-13,4-20)

NOTICE

Estate Of Linda J Roach

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

Plaintiffs

(4-20,4-27,5-4)

Defendant IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF22-20259

ORDERED, this 29th day of March, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5502 Karen Elaine Dr Apt 924, New Carrollton, Maryland 20784 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of May, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive

weeks before the 1st day of May, 2023, next. The report states the amount of sale to be \$101,775.00.

MAHASIN EL AMIN Clerk of the Circuit Court

144256

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

(4-6,4-13,4-20)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 394 among the Land Records of Prince George's County, Maryland, against:

Olivia Griffin and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000979 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 52,500 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Biennial Ownership Interest and has been allocated 105000 Points at the time of purchase for use by the Grantees in Even year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale

Daniel C. Zickefoose, Trustee

144377 (4-20,4-27,5-4)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

IMPROVED REAL ESTATE

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 397 among the Land Records of Prince George's County, Maryland, against:

Cardell Taylor Sr

and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000980 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 526,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 526000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

LEGALS

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

44378 (4-20,4-27,5-4)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 400 among the Land Records of Prince George's County, Maryland, against:

Brian Holmes and Shamia Holmes

and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000981 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 765,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 765000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

9 (4-20,4-27,5-4)

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LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 403 among the Land Records of Prince George's County, Maryland, against: Jerry W. Blount and Regina K. Blount

and by virtue of the power and authority granted by Order of Court, dated March 24, 2023, entered in Civil Case No. C-16-CV-23-000982 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 500,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 500000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

<u>144380</u> (4-20,4-27,5-4)

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

RUTH CHRISTINE KUMAGAI

Notice is given that Sueko E Kumagai, whose address is 2413 59th

Avenue, Cheverly, Maryland 20785, was on March 31, 2023 appointed Personal Representative of the estate of Ruth Christine Kumagai who died on February 26, 2023 with 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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 30th day of

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

of Wills with a copy to the undersigned on or before the earlier of the

(1) Six 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-

September, 2023.

following dates:

decedent's death; or

IN THE ESTATE OF

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAEL T SCOTT AKA: MICHAEL T SCOTT SR

Notice is given that Steven Scott, whose address is 14908 Dennington Drive, Bowie, MD 20721, was on March 2, 2023 appointed Personal Representative of the estate of Michael T Scott AKA: Michael T Scott Sr, who died on June 13, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of September, 2023.

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

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

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

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

> STEVEN SCOTT Personal Representative

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

144407

Estate No. 127972

(4-13,4-20,4-27)

SUEKO E KUMAGAI Personal Representative

tained from the Register of Wills.

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

Estate No. 128660 144395 (4-13,4-20,4-27)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 406 among the Land Records of Prince George's County, Maryland, against:

and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000983 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 400000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(4-20,4-27,5-4)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 420 among the Land Records of Prince George's County, Maryland, against: Louis A. Cancellaro and Judy P. Cancellaro

and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000991 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

144381

127,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 127000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

LEGALS

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(4-20,4-27,5-4)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 423 among the Land Records of Prince George's County, Maryland, against: Robert J. Schwier, Sr. and Eunice J. Schwier

and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000994 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

144382

One 1,000,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a / an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate ment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

144383

Daniel C. Zickefoose, Trustee (4-20,4-27,5-4)

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LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 426 among the Land Records of Prince George's County, Maryland, against:

John M. Buchanan, Gregory Coltrane, Sarita Coletrane, Thomas Boone, Gayle Boone, and Gary Coltrane

and by virtue of the power and authority granted by Order of Court, dated March 24, 2023, entered in Civil Case No. C-16-CV-23-000995 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 720,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 720000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(4-20.4-27.5-4)144384

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that James Sherrod

Jr, whose address is 2300 Ritchie Road, Forestville, MD 20747, was on

February 15, 2023 appointed Per-

sonal Representative of the estate of James Robert Sherrod, who died on

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-

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 August, 2023.

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

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within two months from the mailing or

A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

other delivery of the notice.

tative or the attorney.

the following dates:

decedent's death; or

December 25, 2022 without a will.

TO ALL PERSONS INTERESTED

JAMES ROBERT SHERROD

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KYUNG CHUL CHUNG

Notice is given that Gina Chung, whose address is 7334 Green Oak Terrace, Lanham, MD 20706, was on April 5, 2023 appointed Personal Representative of the estate of Kyung Chul Chung, who died on December 27, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of October, 2023.

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; 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.

> GINA CHUNG Personal Representative

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

Estate No. 128649

JAMES SHERROD JR Personal Representative

tained from the Register of Wills.

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

Estate No. 128057

144408

(4-13,4-20,4-27)

144410

(4-13,4-20,4-27)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien recorded in Liber 47363 at folio 189 among the Land Records of Prince George's County, Maryland, against: Barbara M. Chavis and Randolph Chavis

and by virtue of the power and authority granted by Order of Court, dated 3/6/2023, entered in Civil Case No. C-16-Cv-23-000417 in the Circuit Court for Prince George's County, Maryland, and at the request of the party se cured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

385,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 385000 Points at the time of purchase for use by the Grantees in Eachyear(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(4-20,4-27,5-4)144358

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien recorded in Liber 47363 at folio 192 among the Land Records of Prince George's County, Maryland, against: Gertrude R Allen

and by virtue of the power and authority granted by Order of Court, dated 2/10/2023, entered in Civil Case No. C-16-CV-23-000420 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 190,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 190000 Points at the time of purchase for use by the Grantees in Eachyear(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

LEGALS

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(4-20,4-27,5-4)

LEGALS

OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 429 among the Land Records of Prince George's County, Maryland, against:

Robin Allen Gray and Jarvis Gray and by virtue of the power and authority granted by Order of Court, dated March 28, 2023, entered in Civil Case No. C-16-CV-23-000997 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

144359

52,500/ 330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Biennial Ownership Interest and has been allocated 105,000 Points at the time of purchase for use by the Grantees in Odd year(s). Moreover, such Standard VOI has a Floating Úse Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144385 (4-20,4-27,5-4)

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LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DARLENE M ROMANOWSKI

Notice is given that Wendy Mason, whose address is 3244 Beaumont Centre Circle, Lexington, KY 40513, was on February 16, 2023 appointed Personal Representative of the estate of Darlene M Romanowski who died on December 30, 2022 without a will.

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

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of August, 2023. Any person having a claim against

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

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

WENDY MASON Personal Representative

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

> Estate No. 127905 (4-13,4-20,4-27)

<u>144411</u>

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE SALIM MAJLATON

Notice is given that Liza Zanarotti, whose address is 1018 April Court, Gambrills, MD 21054, and Alex Mailaton, whose address is 14149 Red River Drive, Centreville, VA 20121,were on February 17, 2023 appointed Co-Personal Representatives of the estate of George Salim Majlaton who died on January 16, 2023 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives 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 17th day of August, 2023.

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

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

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

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

LIZA ZANAROTTI ALEX MAJLATON Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729 Estate No. 128027

144398 (4-13,4-20,4-27)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien recorded in Liber 47363 at folio 195 among the Land Records of Prince George's County, Maryland, against:

Ellis Stein and Kathryn A. Stein and by virtue of the power and authority granted by Order of Court, dated 2/10/2023, entered in Civil Case No. C-16-CV-23-000421 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

One 600,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 600000 Points at the time of purchase for use by the Grantees in Eachyear(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144360 (4-20,4-27,5-4)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 432 among the Land Records of

Prince George's County, Maryland, against: Elizabeth Čapps

and by virtue of the power and authority granted by Order of Court, dated February 23, 2023, entered in Civil Case No. C-16-CV-23-000998 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 105,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 105000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(4-20,4-27,5-4)144386

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 435 among the Land Records of Prince George's County, Maryland, against: Denise Fleur Serieux-Blanchard

and by virtue of the power and authority granted by Order of Court, dated March 06, 2023, entered in Civil Case No. C-16-CV-23-001002 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

357,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 357000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

LEGALS

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(4-20,4-27,5-4)

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 438 among the Land Records of Prince George's County, Maryland, against: Michael J. O'Brien and Susan P. O'Brien

and by virtue of the power and authority granted by Order of Court, dated March 06, 2023, entered in Civil Case No. C-16-CV-23-001003 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

308,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 308000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

> Daniel C. Zickefoose, Trustee (4-20,4-27,5-4)

THE PRINCE

GEORGE'S POST

CALL

144388

301.627.0900

email bboice@pgpost.com

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 441 among the Land Records of Prince George's County, Maryland, against: Arlene S. Mininger and Charles S. Mininger

and by virtue of the power and authority granted by Order of Court, dated March 06, 2023, entered in Civil Case No. C-16-CV-23-001004 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 168,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 168000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

144389

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **OLLIE MAE YOUNG**

Notice is given that Gregory Young, whose address is 1105 Castlewood Drive, Upper Marlboro, MD 20774, and Orlando Young, whose address is 1105 Castlewood Drive, Upper Marlboro, MD 20774, and Cassandra Young-Henson, whose address is 1105 Castlewood Drive, Upper Marlboro, MD 20774, were on February 6, 2023 appointed Co-Personal Representatives of the estate of Ollie Mae Young who died on February 12, 2017 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of Au-

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

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

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

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

GREGORY YOUNG ORLANDO YOUNG CASSANDRA YOUNG-HENSON Co-Personal Representatives

CERETA A. LEE

144441

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

Estate No. 109976

(4-20,4-27,5-4)

ETHEL MITCHELL 8403 Colesville Road, #1100 Silver Spring, MD 20910 (240) 638-2828

(4-20,4-27,5-4)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED **BOOKER T. REESE**

Notice is given that Melody L Reese-Diallo, whose address is 6405 Reese-Diallo, whose address is 6405 District Heights Parkway, District Heights, MD 20747, was on March 3, 2023 appointed Personal Repre-sentative of the estate of Booker T. Reese, who died on January 4, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of September, 2023.

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

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

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

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

MELODY L. REESE-DIALLO Personal Representative

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

Estate No. 128112

144443 (4-20,4-27,5-4)

NOTICE OF INITIATION AND JOINT PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL,

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a **public hearing** will be held to seek public comment and testimony concerning:

A Minor Amendment to the 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area and Proposed Sectional Map Amendment (CR-020-2023)

PUBLIC HEARING DATE/TIME: Tuesday, June 13, 2023, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative

Building 1st Floor Council Hearing Room 1301 McCormick Drive, Largo, Maryland 20774

View using the link provided at: https://pgccouncil.us/LIVE

PURPOSE OF PUBLIC HEARING: To give interested persons the

opportunity to attend and provide public comment, either in support or opposition, concerning the proposed minor amendment to the 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area and its concurrent Proposed Sectional Map Amendment (SMA).

HOW TO PARTICIPATE:

In-Person Public Hearing—The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: https://pgccouncil.us/Speak. 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 to speak should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, advance registration to testify is strongly encouraged. Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on Wednesday, June 28, 2023, when the record of public hearing testimony will close. 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.

On March 28, 2023, the Prince George's County Council, sitting as the District Council, approved Council Resolution <u>CR-020-2023</u>, directing The Maryland-National Capital Park and Planning Commission to prepare a minor master plan amendment and concurrent sectional map amendment (SMA) for the Henson Creek-South Potomac Planning Area. To view the Council Resolution (CR-020-2023) initiating the master plan amendment and sectional map amendment, please visit the Legislative Branch website, https://princegeorgescountymd.legistar.com/Legislation.aspx

The proposed minor amendment to the 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area and its concurrent Proposed Sectional Map Amendment (SMA) can be viewed online at https://pgplan.org/HCSP, or a physical copy is available for review on site at no cost at the following locations:

- 1. Harmony Hall Regional Center, 10701 Livingston Road, Fort Washington, MD 20774
- 2. Oxon Hill Branch Library, 6200 Oxon Hill Road, Oxon Hill, MD
- BY APPOINTMENT ONLY (please call 240-545-8976 in advance):
 M-NCPPC Planning Information Services, County Administration Building, Lower Level, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

The general boundaries of the Henson Creek-South Potomac Planning Area are I-95 and Suitland Parkway to the north; the Potomac River to the west; Piscataway Creek to the south; and Gallahan Road, Old Fort Road, Allentown Road to Steed Road and Tinker Creek, Meetinghouse Branch, the western boundary of Andrews Air Force Base, and Allentown Road to the east. The minor master plan amendment focuses on the areas in and around the Mixed-Use Activity Centers identified in the 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area as "Henson Creek Transit Village," "Broad Creek Transit Village & Medical Park," and "Rosecroft Mixed-Use Area." The boundaries of the proposed Sectional Map Amendment are limited to an area north of and not including the Broad Creek Conservancy, east of Livingston Road, south of Old Fort Road, and west of MD 210; as well as the area designated as the Rosecroft Mixed-Use Area (Tax Accounts 1265594, 1226422, 1226430, 1288968, 1292119, 1292481, 1292499, 1292507, 1292515, 1306018, 1329408, 1329416, 1335181, 1335199, 1339787, 1346022, 1349497, 3511813, and 9999999).

IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.

IMPORTANT NOTICE: Within thirty (30) days after the initiation resolution has been adopted, any person may request that specific zones (except those prohibited in Section 27-3503(a)(4), Prohibited Rezonings Via Sectional Map Amendments) be considered for specific lands during the sectional map amendment process. If you choose to submit a request, it must be done on the rezoning request form available for download from the project website (https://pgplan.org/HCSP) or available at the Planning Information Services at the Prince George's County Planning Department in Upper Marlboro, MD (please call 240-545-8976 in advance as visits are by appointment only). Each request shall be accompanied by a statement describing how the proposed zoning change complies with the General Plan, the applicable Area Master Plan or Sector Plan, or any adopted County staging policy or economic development program. These forms must be emailed or post-marked no later than 11:59 pm on April 27, 2023.

ADDITIONAL INFORMATION: If you intend to provide testimony at the Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support an intensification of zoning, please read carefully the affidavit requirements explained in this notice.

If you intend to provide in-person testimony at the Joint Public Hearing on the proposed minor amendment to the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* and its concurrent Proposed SMA and/or file a statement in the official record, **and your intent is to request or support an intensification of zoning**, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or **Friday, May 12, 2023**. Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council's eComment portal or by email to <u>clerkofthecouncil@co.pg.md.us</u>, rather than by U.S. mail.

LEGALS

Affidavit forms for Prince George's County are available for download on the Maryland State Ethics Commission website at:

For individuals: http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov/forms/PGNO1.pdf

For agents:

forms/PGNO2.pdf

http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission.

https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf

Section 27-4102(b) of the Prince George's County Zoning Ordinance states that the "order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

(1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD."

In accordance with the provisions of the State Public Ethics Law, above, <u>failure</u> to file an affidavit before the close of business on **Friday**, **May 12, 2023**, may delay or prohibit consideration of your testimony by the District Council.

For more information on the affidavits and *ex parte* disclosure form, please see the Special Ethics Law Memo here: https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.

For additional information, contact the Henson Creek-South Potomac Planning Team M-NCPPC, Prince George's County Planning Department, Community Planning Division

14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772 <u>HCSP@ppd.mncppc.org</u> 301-952-3972

BY ORDER OF THE COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, PRINCE GEORGE'S COUNTY, MARYLAND Thomas E. Dernoga, Esq., Chair

ATTEST:

Donna J. Brown

Clerk of the County Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION By: Asuntha Chiang-Smith

ATTEST: Gavin Cohen

Secretary-Treasurer

44455

(4-20,4-27)

LEGALS

Executive Director



PUBLIC NOTICE OF SIGNIFICANT INDUSTRIAL USER POLLUTION VIOLATION(S)

In accordance with the General Pretreatment Regulations (40 CFR Part 403), the Washington Suburban Sanitary Commission (WSSC Water) administers the Industrial Discharge Control Program to regulate the discharge of pollutants to the sanitary sewers in Prince George's and Montgomery counties. The program's purpose is to protect the environment, prevent interference with wastewater operations, prevent the pass-through of pollutants into local waterways, and ensure the quality of treatment plant

During the 2022 evaluation period (October 2021–December 2022), the following industrial users were found to be in significant non-compliance (SNC), as defined in 40 CFR 403.8(f)(2)(viii), with the United States Environmental Protection Agency's National Pretreatment Standards or WSSC Water's Industrial and Special Waste Regulations.

Five Star Laundry-Washington DC, LLC (201 Waterfront Street, National Harbor, MD 20745) failed to submit a Compliance Report within 30 days of the due date. This constitutes SNC for failure to submit a report within 30 days of the due date during the January – June 2022 evaluation period. Enforcement Actions included a Notice of Violation (NOV).

Maryland and Virginia Milk Producers Cooperative Association, Inc. (1805 South Club Drive, Landover, MD 20785) violated the permitted daily maximum limitation for Fats, Oil and Grease (FOG) on the following dates in 2022: 3/2, 3/29, 3/30, 4/19, 4/21, 4/22, 5/12, 6/7, 6/21, 6/22, 6/23, 7/18, 8/17, 8/19, & 9/20. These violations constitute Chronic and Technical Review Criteria (TRC) SNC during the January – June 2022 and April – September 2022 evaluation periods. Enforcement actions included NOVs, additional monitoring, Civil Citations, Compliance Directives and a permit modification. Compliance status is pending as of the publication date.

Nixon Uniform Service, Inc. (11860 Old Baltimore Pike, Beltsville, MD 20705) failed to notify WSSC Water within 24 hours of becoming aware of a violation. This constitutes SNC for failure to accurately report non-compliance during the January – June 2022 evaluation period. Enforcement Actions included an NOV and a Compliance Directive.

O3 Technologies, LLC dba Metro Laundry Service (1030 Hampton Park Blvd, Capitol Heights, MD 20743) failed to notify WSSC Water within 24 hours of becoming aware of a violation. This constitutes SNC for failure to accurately report noncompliance during the April – September 2022 evaluation period. Enforcement Actions included a NOV and a Compliance Directive.

4457 (4-20)

Proudly Serving

Prince George's County

Since 1932

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 2, 2023
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
https://pgccouncil.us/LIVE

11:00 A.M.

Notice is hereby given that on Tuesday, May 2, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Redevelopment Authority Board of Prince George's County:

Mr. Leon Bailey, Jr Reappointment:

Ms. Ameenah Karim-Capers

Term Expiration: 3/29/2027

Appointment Replacing: Ronnette Earle Term Expiration: 7/28/2025

To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgcouncil.us/Speak. 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.

Written comments must be submitted 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. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

These policies are in effect until otherwise changed and, 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.

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: $\underline{\text{https://pgccouncil.us/LIVE}}.$

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Thomas E. Dernoga, Chair

ATTEST: Donna J. Brown Clerk of the Council

44456 (4-20,4-27)

The

Prince

George's

Post

Newspaper

Call

301-627-0900

or

Fax

301-627-6260

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY ANN AKERS

Notice is given that Tanya Lynn Akers, whose address is 3816 Northrop Place, Bowie, MD 20716, was on September 13, 2022 appointed personal representative of the small estate of Shirley Ann Akers who died on February 3, 2022

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

All persons having any objection to the appointment 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 Poriger of Wills within its with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

> TANYA LYNN AKERS Personal Representative

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

Estate No. 125550 144429 (4-20)

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Kiana Davis,

whose address is 2719 Boones Lane,

26, 2022 appointed personal representative of the small estate of Ivory

Davis Sr who died on March 15,

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 within 30 days after the date of pub-

lication of this Notice. All persons having an objection to the probate of the will shall file their objections

with the Register of Wills within six

months after the date of publication

All persons having claims against

the decedent must serve their claims

on the undersigned personal representative or file them with the Reg-

ister of Wills with a copy to the undersigned on or before the earlier

(1) Six months from the date of the

(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

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 122442

(4-20)

KIANA DAVIS

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

144430

IN THE ESTATE OF IVORY DAVIS SR

2021 with a will.

tative or the attorney.

of this Notice.

of the following dates:

Law Office of Shipley & Horne, P.A. L. Paul Jackson, II, Esq. 1101 Mercantile Lane, Suite 240 Largo, Maryland 20774 (301) 925-1000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED DORIS R. SLATER

Notice is given that Phyllis R Slater, whose address is 4640 Grosbeak Place, Waldorf, MD 20603, was on March 9, 2023 appointed Personal Representative of the estate of Doris R. Slater, who died on January 22, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of September, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register (Will with a court of the beginning of the personal representative or file it with the Register (Will with a court of the beginning of the personal representative or file it with a court of the personal representation of the perso 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.

PHYLLIS R. SLATER Personal Representative

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

Estate No. 128076

(4-20,4-27,5-4)144442

LEGALS

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Dawn M

Wherry, whose address is 5409 Taylor Road, Riverdale, MD 20737, was

on April 12, 2023 appointed per-

sonal representative of the small es-

tate of Rose Gaiter, who died on April 3, 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-

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

within 30 days after the date of pub-

lication of this Notice. All persons having an objection to the probate of

the will shall file their objections with the Register of Wills within six months after the date of publication

All persons having claims against the decedent must serve their claims

on the undersigned personal repre-

sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier

(1) Six months from the date of the

(2) Thirty days after the personal

representative mails or otherwise de-

livers 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 cred-

itor presents the claim within thirty

days from the mailing or other deliv-

Any claim not served or filed

within that time, or any extension

provided by law, is unenforceable

DAWN M WHERRY

REGISTER OF WILLS FOR

Prince George's County

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 128904

of the following dates:

decedent's death; or

ery of the notice.

CERETA A. LEE

<u>144432</u>

IN THE ESTATE OF

tative or the attorney.

of this Notice.

ROSE GAITER

LEGALS

Robert M. McCarthy, Esq. 4405 East West Highway, Suite 201 Bethesda, MD 20814 (301) 654-3730

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHRISTOPHER LEWIS CARTER

Notice is given that Andriea Hill, whose address is 2814 Clear Shot Dr. Apt 4, Silver Spring, MD 20906, was on March 29, 2023 appointed Personal Representative of the estate of Christopher Lewis Carter, who died on October 20, 2022 with-

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of September, 2023.

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

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

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

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

ANDRIEA HILL Personal Representative

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

Estate No. 127577

(4-20,4-27,5-4)

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Jerry Pearo,

whose address is 6017 Woodlake Lane, Alexandria, VA 22315, was on

April 10, 2023 appointed personal representative of the small estate of

Marlene Torres Pearo, who died on

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-

All persons having any objection to the appointment shall file their

objections with the Register of Wills

within 30 days after the date of pub-

lication of this Notice. All persons

having an objection to the probate of

the will shall file their objections

with the Register of Wills within six months after the date of publication

All persons having claims against

the decedent must serve their claims

on the undersigned personal repre-

sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier

(1) Six months from the date of the

(2) Thirty days after the personal

representative mails or otherwise de-

livers 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 cred-itor presents the claim within thirty

days from the mailing or other deliv-

Any claim not served or filed

within that time, or any extension

provided by law, is unenforceable

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 128403

(4-20)

of the following dates:

decedent's death: or

ery of the notice.

JERRY PEARO

CERETA A. LEE REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

October 10, 2022 without a will.

MARLENE TORRES PEARO

IN THE ESTATE OF

tative or the attorney.

of this Notice.

LEGALS

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAMS ENRIQUE **VILLATORO**

Notice is given that Oscar Jovel Villatoro, whose address is 1114 Twin Oak Drive, Hyattsville, MD 20782, was on August 10, 2022 appointed personal representative of the small estate of Williams Enrique Villatoro, who died on May 29, 2022 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise devers 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

OSCAR JOVEL VILLATORO Personal Representative

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

Estate No. 125875

(4-20)<u>144434</u>

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JUANETTA WALKER

Notice is given that DAJUAN L BROWN, whose address is 3202 Curtis Drive #210, Temple Hills, MD 20748, was on April 12, 2023 appointed personal representative of the small estate of Juanetta Walker, who died on February 9, 2023 without a will.

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

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

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

(2) Thirty days after the personal representative mails or otherwise de-livers 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 deliverv of the notice.

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

> DAJUAN L BROWN Personal Representative

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

Estate No. 128492

LEGALS

Gail R. Kahan Kahan Law, P.C. 2500 Lindenwood Drive Olney, MD 20832 301-774-1855

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ANNE WALKUP

Notice is given that Gail R. Kahan, whose address is 2500 Lindenwood Drive, Olney, MD 20832, was on March 30, 2023 appointed Personal Representative of the estate of Mary Anne Walkup who died on January 1, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of September, 2023.

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

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

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

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

GAIL R. KAHAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128574

(4-20,4-27,5-4)

Lesley A. Moss, Esq. Oram & Moss, Chartered 1101 Wootton Parkway, Suite 500 Rockville, Maryland 20852 301-652-8600

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ELIOT BARRY MILES**

Notice is given that Hillary Caye Miles, whose address is 422 S. 4th Street, Chesterton, Indiana 46304. was on March 9, 2023 appointed Personal Representative of the estate of Eliot Barry Miles who died on December 5, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of September, 2023.

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

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

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

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

HILLARY CAYE MILES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 128206

144438 (4-20,4-27,5-4)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PRESTON SAVOY

Notice is given that Alice Savoy, whose address is 22820 Christ Church Road, Aquasco, MD 20608, was on June 29, 2022 appointed personal representative of the small estate of Preston Savoy, who died on May 27, 2022 without a will.

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

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

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

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

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

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

> ALICE SAVOY Personal Representative

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

Estate No. 125661

144435 (4-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GARY K MAR

Notice is given that Perry J Becker, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on March 14, 2023 appointed Personal Representative of the estate of Gary K Mar, who died on March 31, 2022 without a will.

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

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

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

> PERRY J BECKER Personal Representative

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

> Estate No. 125031 (4-6,4-13,4-20)

LEGALS

NOTICE

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

Plaintiffs

Leatha W. Lee

VS.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

Defendant

MARYLAND CIVIL NO. C-16-CV-22-000461

ORDERED, this 3rd day of April, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12815 Whiteholm Drive, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 3rd day of

The report states the amount of sale to be \$323,000.00.

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

May, 2023, next.

(4-6.4-13.4-20)

The Prince George's Post Call (301) 627-0900 Today!

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 25, 2023

COUNCIL HEARING ROOM WAYNE K. CURRY ADMINISTRATION BUILDING 1301 MCCORMICK DRIVE LARGO, MARYLAND https://pgccouncil.us/LIVE

11:00 A.M.

Notice is hereby given that on Tuesday, April 25, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-051-2023 - AN EMERGENCY ACT CONCERNING LAND-LORD RETALIATION FOR RENT STABILIZATION for the purpose of declaring certain actions by Landlords as retaliation to include the termination of a lease in order to force a pre-existing tenant into a new lease for the purpose of avoiding the rent increase limitation established by the Rent Stabilization Act; and defining the term pre-exiting tenant for this section.

A public emergency exists affecting the public health, safety, and welfare; said emergency being the threat of homelessness due to a lack of affordable housing.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-

Written comments must be submitted by 3:00 p.m. on the day BE-FORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

These policies are in effect until otherwise changed and, 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.

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: https://pgccouncil.us/LIVE.

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Thomas E. Dernoga, Chair

ATTEST: Donna J. Brown

Clerk of the Council 144415

(4-13,4-20)

LEGALS

Charter Resolution No. 177

Notice is hereby given that the Mayor and City Council of Laurel, Maryland, a Maryland municipal corporation approved Charter Amendment No. 177 on March 27, 2023 amended Article 400 of the City of Laurel Charter to add Section. 469, to be entitled, "Director of the Department of Community Resources and Emergency Management," as follows:

CHARTER AMENDMENT:

Section. 469. Director of the Department of Community Resources and Emer-

(a) There shall be a Director of the Department of Community Resources and Emergency Management that will also serve as the emergency manager apointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the operating budget. The director of the Department of Community Resources and Emergency Management shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of this office.

(b) The Director of the Department of Community Resources and Emergency Management shall be responsible, under the direction of the City Administrator, for organizing, supervising, and administering that department, including any specific duties and responsibilities as directed by the Mayor and

The date of adoption of this Charter Resolution is the 27th day of March, 2023, and that the amendment to the Charter of the City as herein adopted, shall be and become effective on the 16th day of May, 2023 unless on or before the 6th day of May, 2023, a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator, pursuant to the provision of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A full copy of the proposed Charter Resolution is available on the City of Laurel website https://www.cityoflaurel.org/clerk/notices/public-notice or request a copy from the City Clerk's Office at 301-725-5300 Ext. 2121 or clerk@laurel.md.us

144250 (3-30,4-6,4-13,4-20)

NOTICE

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

Shawn T. Johnson, a/k/a Shawn Terrell Johnson 10114 Legacy Court Clinton, MD 20735

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-001078

Notice is hereby given this 4th day of April, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of May, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 4th day of May, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$440,550.00. The property sold herein is known as 10114 Legacy Court, Clinton, MD 20735.

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

(4-13,4-20,4-27)

144342

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees VS.

Defendant(s)

JOSEPH Y. DEPESTRE MARJORIE DEPESTRE 8418 CUNNINGHAM DR COLLEGE PARK, MD 20740

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

Civil Action No. CAEF 22-25488

Notice is hereby given this 21st day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8418 CUNNING-HAM DR, COLLEGE PARK, MD 20740, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 21st day of April, 2023, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the

21st day of April, 2023, next.

The Report of Sale states the amount of the sale to be Three Hundred Ninety Five Thousand One Hundred Seventy Dollars and Four-teen Cents (\$395,170.14).

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Mahasin Él Amin, Clerk 144303 (4-6,4-13,4-20)

LEGALS

COUNTY COUNCIL HEARINGS

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

COUNCIL HEARING ROOM WAYNE K. CURRY ADMINISTRATION BUILDING 1301 MCCORMICK DRIVE LARGO, MARYLAND https://pgccouncil.us/LIVE

> MONDAY, APRIL 24, 2023 6:00 P.M. AND **TUESDAY, MAY 2, 2023** 6:00 P.M.

PRINCE GEORGE'S COUNTY PROPOSED FY 2024 OPERATING BUDGET, SIX-YEAR CAPITAL PROGRAM (INCLUDING THE CAPITAL IMPROVEMENT BUDGET) AND THE PRINCE GEORGE'S COUNTY BOARD OF **EDUCATION PORTION OF THE COUNTY FY 2024** OPERATING BUDGET, PROPOSED BUDGET OF THE REDEVELOPMENT AUTHORITY, REVENUE AUTHORITY OF PRINCE GEORGE'S COUNTY, AND THE CONSTANT YIELD TAX RATE

The County Council of Prince George's County, Maryland, hereby gives notice of its intent to hold two public hearings to consider the County's proposed operating budget; the six-year capital program (including the capital improvement budget); the Prince George's County Board of Education portion of the County FY 2024 Operating Budget; the proposed current operating budgets of the Redevelopment Authority and Revenue Authority of Prince George's County; and the Constant Yield Tax Rate.

'A Budget in Brief", the 2024 Fiscal Year Proposed CIP Budget and the 2024 Fiscal Year Proposed Operating Budget are available for viewing

 $\underline{www.princegeorgescountymd.gov/563/Management-Budget\ and\ \underline{https://pgccouncil.us/454/Budget-Portal}$

To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-

Written comments must be submitted 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. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

These policies are in effect until otherwise changed and, 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.

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: https://pgccouncil.us/LIVE.

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Thomas E. Dernoga, Chair

ATTEST:

Donna J. Brown Clerk of the Council

144416 (4-13,4-20)

A SUMMARY OF HYATTSVILLE ORDINANCE 2023-01 -ADOPTING THE COMPENSATION REVIEW **COMMITTEE RECOMMENDATION**

Notice is hereby given by the City Council of the City of Hyattsville, a mu nicipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2023-01 - Adopting the Compensation Review Committee Recommendation on Monday, April 3, 2023. The title of the Ordinance which constitutes a fair summary, is as follows:

An Ordinance whereby the City Council raises the salary of the Mayor and Councilmembers beginning July 1, 2025, and grants raises in each successive year through July 1, 2028 pursuant to the recommendation of the 2022 Compensation Review Committee.

The Ordinance is effective on April 23, 2023. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2023-01-Adopting the Compensation Review Committee Recommendation in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

(4-13,4-20)

LEGALS

v.

NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kevin Hildebeidel Kyle Blackstone Kathleen Young 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090

Substitute Trustees, Plaintiffs

Scott A. Hawkins 9156 Fox Stream Way Upper Marlboro, MD 20772

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-001014

Notice is hereby given this 4th day of April, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and re-ported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of May, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 4th day of May, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$385,000.00. The property sold herein is known as 9156 Fox Stream Way, Upper Marlboro, MD 20772.

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

144341 (4-13,4-20,4-27)

NOTICE

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

Marcell Washington 2503 Kent Town Place, Unit B Landover, MD 20785

Defendant

Plaintiffs

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-001135

Notice is hereby given this 4th day of April, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and re-ported, will be ratified and conirmed, unless cause to the contrary thereof be shown on or before the 4th day of May, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 4th day of May, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$131,386.13. The property sold herein is known as 2503 Kent Town

True Copy—Test:

144343

Mahasin El Amin, Clerk

Place, Unit B, Landover, MD 20785. MAHASIN EL AMIN Clerk of the Circuit Court

(4-13,4-20,4-27)

Prince George's County, MD UPPER MARLBORO, MD 20773-1729

144284

LEGALS

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

ALPHONSO MORGAN Prince George's County, Maryland

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 2821593, (AREA CHG PER TRA ACCT 2821569 COM ON THE IS ACCT FOR 94/95); 19,511.0000 SQ.FT. & IMPS. SPRINGDALE LOT 40 BLK B; ASSMT \$69,400 LIB 45388 FL 128; KNOWN AS 9214 UTICA PL UPPER MARLBORO MD 20774. Defendants

> In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000799

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 2821593, (AREA CHG PER TRA ACCT 2821569 COM ON THE IS ACCT FOR 94/95); 19,511.0000 SQ.FT. & IMPS. SPRINGDALE LOT 40 BLK B; ASSMT \$69,400 LIB 45388 FL 128; KNOWN AS 9214 UTICA PL UPPER MARLBORO MD 20774.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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 144319 (4-13,4-20,4-27)

ORDER OF PUBLICATION

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

908 HALL STATION DRIVE 206, LLC DASHCO INC JOHN B CONNOR TRUSTEE

Prince George's County, Maryland

DANIEL S ADLER, TRUSTEE

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 5517358, HALL STATION C ONDO -PHASE I - BL DG 301 UNIT 908-20 6; 963.0000 SQ.FT. & IMPS. HALL STATION CONDO; ASSMT \$288,333 LIB 45554 FL 127 UNIT 206; KNOWN AS 908 HALL STA-TION DR BOWIE MD 20721 CONDO UNIT: 206.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000772

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 5517358, HALL STATION C ONDO -PHASE I - BL DG 301 UNIT 908-20 6; 963.0000 SQ.FT. & IMPS. HALL STATION CONDO; ASSMT \$288,333 LIB 45554 FL 127 UNIT 206; KNOWN AS 908 HALL STA-TION DR BOWIE MD 20721 CONDO UNIT: 206.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of April, 2023, by the Circuit Court for April, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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

Mahasin El Amin, Clerk

144331 (4-13,4-20,4-27)

LEGALS

Michelle D. Lee, Esquire Law Office of brian Gormley, LLC 10605 Concord St, Ste 420 Kensington, MD 20895 240-530-8018

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

EDWARD RICKETTS Notice is given that Brian Gormley, whose address is 10605 Concord St, Ste 420, Kensington, MD 20895, was on March 13, 2023 appointed Personal Representative of the estate of Edward Ricketts, who died on July 31, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of September, 2023.

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

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

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

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

BRIAN GORMLEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County

Estate No. 128511

(4-6.4-13.4-20)

The Walla Law Firm, PA 157 East Main Street Elkton, MD 21921 410-398-3346

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE NEDER a/k/a GEORGE R. NEDER

Notice is given that Jay Combs, whose address is 221 W. High Street, Elkton, MD 21921, was on February 9, 2023 appointed Personal Representative of the estate of George Neder a/k/a George R. Neder, who died on November 27, 2022 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of August, 2023.

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

> JAY COMBS Personal Representative

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

144406

Estate No. 127723

(4-13,4-20,4-27)

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

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

4002 91ST AVENUE UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Hugo L. Reyes, dated June 10, 2016, and recorded in Liber 38307 at folio 411 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

MAY 9, 2023 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public sharpes and accessments payable on an annual basis, to the oxtent such charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-603463)

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

Prince George's Post Newspaper

301-627-0900

Fax

301-627-6260

الاطروع ومورو والمراوع والمراع

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

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

12408 KEYNOTE LANE **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Amadou Camara, and Beatrice Camara, dated January 18, 2018 and recorded in Liber 40488, Folio 200 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$353,000.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 9, 2023 AT 11:25 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid 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 underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity shall be the return of his deposit without interest (CGD File #: equity, shall be the return of his deposit without interest. (CGD File #: 459538)

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees



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

(4-20,4-27,5-4)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SYLVIA L DARGIN

Notice is given that Darcia Burton, whose address is 16651 Nottingham Road, Upper Marlboro, MD 20772, was on March 30, 2023 appointed Personal Representative of the estate of Sylvia L Dargin, who died on

March 1, 2023 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 30th day of Septem-

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

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

DARCIA BURTON Personal Representative

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

144446

Estate No. 128634

(4-20,4-27,5-4)

Bobby G. Henry, Jr 9701 Apollo Drive, Suite 100 Largo, Maryland 20774 301-925-7900

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit court of Duval county, Florida appointed Sandra Clara Chandler, whose address is 1540 Monument Oaks Drive, Jacksonville, FL 32225, as the Personal Representative of the Estate of Willie Lena Austin who died on Oction 2 2015 and 2 20 tober 13, 2018 domiciled in Jacksonville, Florida (USA).

The Maryland resident agent for service of process is Bobby G. Henry, Jr, whose address is 9701 Apollo Drive, Suite 100, Largo, MD 20774.

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

(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 de-livers 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 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.

SANDRA CLARA CHANDLER Foreign Personal Representative

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

Estate No. 127197 144451 (4-20,4-27,5-4)

LEGALS

Town of Cottage City, Maryland

Notice of Public Hearing on the Proposed 2023-2024 Town Budget

The Commissioners of the Town of Cottage City, MD hereby give Notice of their intention to hold a Public Hearing to consider the proposed FY 2023-2024 Budget.

The Public Hearing will be held virtually via Zoom on Wednesday May 2, 2023 at 6:00pm. All interested citizens are invited to attend to express their views. Testimony will be limited to three (3) minutes per speaker. The link and information for the meeting are available on the website at www.cottagecitymd.gov.

By the Authority of

Wanda Wheatley, Commissioner Chair and Commission Members April 17, 2023

144460 (4-20)

LEGALS

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

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

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

You must reclaim these vehicles by: 05/05/2023

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

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

2005 CHEVROLET AVALANCHE MD 7FE8274 3GNEK12Z55G104396 MD 5DVL57 JH4KA3261LC013415

> CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 207850

> > 301-773-7670

1997 GMC DE XX770301 1GDJ7H1J1VJ512997 6500 1987 CHEVROLET PSERIES C74927 1GCJP32J8H3318899 1FDKE30G6SHA89842

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

1977 FORD	MUSTANG			7T01C239478
1966 FORD	MUSTANG			6T08C279850
2004 JEEP	GRAND CHEROKEE	VA	42938G	1J4GW48S94C343074
2008 CHEVRO	DLET EXPRESS	MD	8FA8593	1GCGG25C181175761
2008 SUBARU	OUTBACK	MD	7DP6146	4S4BP62C487344816
2000 MERCED	ES BENZ E320	VA	TYN5322	WDBJF65J5YB010013
2005 FORD	F150	VA	UKB7806	1FTPX14545FA59501
1999 HONDA	CIVIC	MD	334Z60	1HGEJ8643XL033614
2008 LAND RC	OVER RANGE ROVER	DE	XB483592	SALSK25428A175584
2007 HONDA	VT600CD			JH2PC21487M821246
2017 GENESIS	G90			KMHG54JH1HU024545

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

VA VYK2786 2C3KA53V69H621850 2009 CHRYSLER 300 1FTRX12W95NA52053 2005 FORD

144459 (4-20)

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

The owner(s) of said vehicle(s) have the right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at 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: 4/28/2023.

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

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

2014 HONDA ACCORD MD 7EM5544 1HGCR2F7XEA178486

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

2006 TOYOTA CAMRY MD 4EN1552 4T1BE30K56U738953 2007 HONDA ACCORD MD 8EL7451 1HGCM66467A039907 2008 HONDA PILOT MD 8EM3670 5FNYF18328B017532 2013 KIA **OPTIMA** 5EY5310 5XXGM4A7XDG256432 MD 1997 NISSAN PATHFINDER DC FZ5315 JN8AR05Y4VW185879 2007 FORD **EXPEDITION** VA DSDSD6 1FMFU15587LA81844 2017 HONDA ACCORD T1017485 1HGCR2F53HA007503

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

2003 FORD F150 1FTRX08L23KC61754 2004 AUDI TRUSC28N341007669 2007 CHRYSLER 300 VA ULS1976 2C3KA53G87H659207

PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707

301-210-6222 JTKDE177550014357 2005 SCION TC MD

144458 (4-20)

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