

*The  
Prince George's Post  
Newspaper*

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and Safe  
Weekend*

**LEGALS**

**ORDER OF PUBLICATION**

NAR Solutions, Inc  
 Plaintiff  
 vs.  
 Frederick J Corder;  
 Marilyn M Corder;  
 Council of Unit Owners of Treetop  
 Condominium;  
 Prince George's County, Maryland  
 Defendants  
 And  
 All other persons having or claim-  
 ing to have an interest in property  
 described as 10116 S Campus Way,  
 Unit: 101-7A Upper Marlboro 20774,  
 and more fully described in Liber  
 07807 Page 00696 among the Land  
 Records Book for Prince George's  
 County, Maryland, Assessed Value:  
 \$83000; and Assessed to: Frederick J  
 Corder & Marilyn M. Corder; Prop-  
 erty ID: 13-1418862,  
 Defendants  
**In the Circuit Court for  
 Prince George's County, Maryland**  
**Civil Action No.**  
**C-16-CV-23-005047**

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

Property described as 10116 S  
 Campus Way, Unit: 101-7A Upper  
 Marlboro 20774, and more fully  
 described in Liber 07807 Page  
 00696 among the Land Records  
 Book for Prince George's County,  
 Maryland, Assessed Value:  
 \$83000; and Assessed to: Frederick  
 J Corder & Marilyn M. Corder;  
 Property ID: 13-1418862.

The Complaint states, among  
 other things, that the amounts nec-  
 essary for redemption have not been  
 paid, although more than six (6)  
 months from the date of sale has ex-  
 pired.

It is thereupon this 13th day of  
 November, 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 a newspaper having a gen-  
 eral circulation in Prince George's  
 County once a week for three suc-  
 cessive weeks, the last insertion on  
 or before December 8th, 2023, warn-  
 ing all persons interested in the said  
 properties to be and appear in this  
 Court by the 16th day of January,  
 2024 and redeem the Property, and  
 answer the Complaint, or thereafter  
 a final judgment will be rendered  
 foreclosing all rights of redemption  
 in this Property and vesting in the  
 Plaintiff a title, free and clear of all  
 encumbrances.

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 145874 (11-16,11-23,11-30)

**ORDER OF PUBLICATION**  
 GABRIEL AKEM  
 PLAINTIFF  
 v.  
 DANGERFIELD VENTURES, LLC  
 SERVE ON: DAVID SOSA, MAN-  
 AGING MEMBER  
 AND  
 DANGERFIELD ROAD  
 VENTURES, LLC  
 SERVE ON: LINWARD M. HOPE,  
 MANAGING MEMBER  
 AND  
 DJB PROFIT SHARING FUND,  
 INC.  
 SERVE ON: C. WILLIAM  
 BLOMQUIST, RESIDENT AGENT  
 FOR DJB MANAGEMENT, INC.  
 AND  
 BANCSTAR TITLE, LLC, TRUSTEE  
 SERVE ON: CHARLES KOLHOSS,  
 RESIDENT AGENT  
 AND  
 FIRSTBANC, LLC  
 AND  
 MICHAEL L. RIFKIN, TRUSTEE  
 AND  
 CFG BANK  
 F/K/A AMERICAS BANK  
 AND  
 A. GARY REVER, TRUSTEE  
 AND  
 MARK H. ANDERS, TRUSTEE  
 AND  
 (All persons having or claiming to  
 have an interest in the property sit-  
 uate and lying in PRINCE  
 GEORGE'S COUNTY and known  
 as:)  
 8601 DEBORAH STREET  
 CLINTON, MD 20735  
 AND  
 PRINCE GEORGE'S COUNTY  
 MARYLAND  
 SERVE: RHONDA L. WEAVER,  
 ACTING COUNTY ATTORNEY  
 AND  
 UNKNOWN OWNERS OF THE  
 PROPERTY:  
 8601 DEBORAH STREET  
 CLINTON, MD 20735

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, Maryland  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 145878 (11-23,11-30,12-7)

**LEGALS**

**ORDER OF PUBLICATION**  
 FIG SERIES HOLDINGS LLC FBO  
 SEC PTY  
 35 Fulford Avenue, Suite 203  
 Bel Air, Maryland 21014  
 Plaintiff  
 v.  
 THE ESTATE, PERSONAL REPRESENTATIVE,  
 AND TESTATE AND  
 INTESATE SUCCESSORS OF  
 GEORGE L. DEWEES, DECEASED,  
 AND ALL PERSONS CLAIMING  
 BY, THROUGH, OR UNDER  
 GEORGE L. DEWEES  
 1410 Rich Hill Dr  
 Fort Washington, MD 20744  
 S/O Craig Dewees,  
 Personal Representative  
 1404 Rich Hill Dr  
 Fort Washington, MD 20744  
 S/O The Unknown Personal Repre-  
 sentative, Heirs and Assigns of the  
 Estate of George L. Dewees  
 1410 Rich Hill Dr  
 Fort Washington, MD 20744  
 and  
 PNC BANK, NATIONAL ASSOCI-  
 ATION FKA PITTSBURGH NATIONAL BANK  
 C/O CSC-Lawyers Incorporating  
 Service Company  
 7 St. Paul St  
 Ste 820  
 Baltimore, MD 21202  
 and  
 GARY E. HEINLEIN, TRUSTEE  
 (Address Unknown)  
 and  
 YVONNE P. BUELL, TRUSTEE  
 (Address Unknown)  
 and  
 THE STATE OF MARYLAND  
 S/O Anthony G. Brown, Attorney  
 General  
 200 St. Paul Pl  
 Baltimore, MD 21202  
 and  
 PRINCE GEORGE'S COUNTY,  
 MARYLAND  
 And heirs, devisees, personal repre-  
 sentatives, and executors, adminis-  
 trators, grantees, assigns or  
 successors in right, title, interest,  
 unknown owners and any and all per-  
 sons having or claiming to have any  
 interest in the property and prem-  
 ises situate in the County of Prince  
 George's  
 Property Address: 1410 Rich Hill  
 Dr, Fort Washington, MD 20744  
 Account Number: 05 0308585  
 Description: Off Livingston,  
 35,619.0000 Sq.Ft. & Imps., Map 132  
 Grid C2 Par 160  
 Assmt: \$237,900  
 Liber/Folio: Lib 02222 F1 279  
 Assessed To: Dewees George L &  
 Mary B.  
**In the Circuit Court for  
 Prince George's County, Maryland**  
**C-16-CV-23-005121**

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 145874 (11-16,11-23,11-30)

**ORDER OF PUBLICATION**  
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 SERVE ON: LINWARD M. HOPE,  
 MANAGING MEMBER  
 AND  
 DJB PROFIT SHARING FUND,  
 INC.  
 SERVE ON: C. WILLIAM  
 BLOMQUIST, RESIDENT AGENT  
 FOR DJB MANAGEMENT, INC.  
 AND  
 BANCSTAR TITLE, LLC, TRUSTEE  
 SERVE ON: CHARLES KOLHOSS,  
 RESIDENT AGENT  
 AND  
 FIRSTBANC, LLC  
 AND  
 MICHAEL L. RIFKIN, TRUSTEE  
 AND  
 CFG BANK  
 F/K/A AMERICAS BANK  
 AND  
 A. GARY REVER, TRUSTEE  
 AND  
 MARK H. ANDERS, TRUSTEE  
 AND  
 (All persons having or claiming to  
 have an interest in the property sit-  
 uate and lying in PRINCE  
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 as:)  
 8601 DEBORAH STREET  
 CLINTON, MD 20735  
 AND  
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 MARYLAND  
 SERVE: RHONDA L. WEAVER,  
 ACTING COUNTY ATTORNEY  
 AND  
 UNKNOWN OWNERS OF THE  
 PROPERTY:  
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 AND  
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 145874 (11-16,11-23,11-30)

**ORDER OF PUBLICATION**  
 GABRIEL AKEM  
 PLAINTIFF  
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 SERVE ON: DAVID SOSA, MAN-  
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 AND  
 DANGERFIELD ROAD  
 VENTURES, LLC  
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 MANAGING MEMBER  
 AND  
 DJB PROFIT SHARING FUND,  
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 SERVE ON: C. WILLIAM  
 BLOMQUIST, RESIDENT AGENT  
 FOR DJB MANAGEMENT, INC.  
 AND  
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 SERVE ON: CHARLES KOLHOSS,  
 RESIDENT AGENT  
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 FIRSTBANC, LLC  
 AND  
 MICHAEL L. RIFKIN, TRUSTEE  
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 CFG BANK  
 F/K/A AMERICAS BANK  
 AND  
 A. GARY REVER, TRUSTEE  
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 MARK H. ANDERS, TRUSTEE  
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 MARYLAND  
 SERVE: RHONDA L. WEAVER,  
 ACTING COUNTY ATTORNEY  
 AND  
 UNKNOWN OWNERS OF THE  
 PROPERTY:  
 8601 DEBORAH STREET  
 CLINTON, MD 20735

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 145874 (11-16,11-23,11-30)

**LEGALS**

**ORDER OF PUBLICATION  
 BY POSTING**

BELKIS GAVARRETE MENJIVAR  
 Plaintiff  
 vs.  
 ERICK IRAHETA MARTINEZ  
 Defendant(s)  
**In the Circuit Court for  
 Prince George's County, Maryland**  
**Case No. C-16-FM-23-008475**

ORDERED, ON THIS 28th day of  
 November, 2023, by the Circuit  
 Court for Prince George's County  
 MD:  
 That the Defendant, ERICK IRA-  
 HETA MARTINEZ, is hereby noti-  
 fied that the Plaintiff, has filed a  
 Complaint for Custody and Request  
 for Special Immigrant Juvenile Sta-  
 tus (SIJS) Findings and stating that  
 the Defendant's last known address  
 is 18900 LINDENHOUSE RD,  
 GAITHERSBURG, MD 20879, and  
 therefore it is;

ORDERED, that the Plaintiff may  
 serve process to the Defendant,  
 ERICK IRAHETA MARTINEZ, in  
 accordance with Maryland Rule 2-  
 121(a)(2) as follows:

By posting notice in a newspaper  
 or publication of general circulation  
 published in Prince George's  
 County, Maryland for three consec-  
 utive weeks and provide proof of  
 publication to the Court; and it is  
 further  
 ORDERED, said posting to be  
 completed by the 28th day of De-  
 cember, 2023, and it is further;

ORDERED that the DEFEN-  
 DANT, ERICK IRAHETA MAR-  
 TINEZ, IS HEREBY WARNED  
 THAT FAILURE TO FILE AN AN-  
 SWER OR OTHER DEFENSE ON  
 OR BEFORE THE 27th DAY OF  
 JANUARY, 2024, MAY RESULT IN  
 THE CASE PROCEEDING  
 AGAINST HIM/ HER BY DE-  
 FAULT.

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 145955 (12-7,12-14,12-21)

**LEGALS**

**ORDER OF PUBLICATION**  
 EPCOT MD LLC  
 Plaintiff  
 v.  
 IRENE M. ADAMS

State of Maryland  
 Office of the Attorney General  
 S/O Anthony G. Brown Attorney  
 General

GEORGE W. ADAMS  
 Prince George's County Director of  
 Finance  
 County Executive and County  
 Council of Prince George's County

All persons that have or claim to  
 have any interest in the Tax Rolls of  
 the Director of Finance Collector of  
 State and City Taxes for PRINCE  
 GEORGE'S COUNTY as follows:  
 2208 CHAPMAN RD HY-  
 ATTSVILLE 20783 being know as  
 District - 17 Account Number -  
 1833581 with a legal description of  
 6,198.0000 Sq.Ft & Imps. Lewisdale  
 Lot 24 Blk 25 on the Tax Roll of the  
 Director of Finance  
 Defendants

**IN THE CIRCUIT COURT FOR  
 PRINCE GEORGE'S COUNTY**  
**Case No. C-16-CV-23-005286**

The object of this proceeding is to  
 secure foreclosure of all rights of re-  
 demption from tax sale on the prop-  
 erty known as 2208 CHAPMAN RD  
 HYATTSVILLE 20783 being know  
 as District - 17 Account Number -  
 1833581 with a legal description of  
 6,198.0000 Sq.Ft & Imps. Lewisdale  
 Lot 24 Blk 25 on the Tax Roll of the  
 Director of Finance sold by the Fi-  
 nance Officer of PRINCE  
 GEORGE'S COUNTY, State of  
 Maryland to EPCOT MD LLC, the  
 Plaintiff.

A description of the property in  
 substantially the same form as the  
 description appearing on the Certi-  
 ficat of Tax Sale is as follows: 2208  
 CHAPMAN RD HYATTSVILLE  
 20783 being know as District - 17  
 Account Number - 1833581 with a  
 legal description of 6,198.0000 Sq.Ft  
 & Imps. Lewisdale Lot 24 Blk 25 on  
 the Tax Roll of the Director of Fi-  
 nance.

The Complaint states, among  
 other things, that the amount neces-  
 sary for redemption has not been  
 paid.

It is thereupon this 28th day of  
 November, 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 gen-  
 eral circulation once a week for  
 three consecutive weeks, warning  
 all persons interested in the prop-  
 erty to appear before this Court by  
 the 30th day of January, 2024 and re-  
 deem the property and answer the  
 Complaint or thereafter a final judg-  
 ment will be entered foreclosing all  
 rights of redemption in the property,  
 and vesting title to the property in  
 Plaintiff, free of all liens and encum-  
 brances.

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 145958 (12-7,12-14,12-21)

the Collector of Taxes for the County  
 of Prince George's and the State of  
 Maryland to the plaintiff in this pro-  
 ceeding:

Property Address: 1410 Rich Hill Dr,  
 Fort Washington, MD 20744  
 Account Number: 05 0308585  
 Description: Off Livingston,  
 35,619.0000 Sq.Ft. & Imps., Map 132  
 Grid C2 Par 160  
 Assmt: \$237,900  
 Liber/Folio: Lib 02222 F1 279  
 Assessed To: Dewees George L &  
 Mary B.

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 14th day of No-  
 vember, 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 news-  
 paper having circulation in Prince  
 George's County, once a week for  
 three successive weeks on or before  
 the 8th day of December, 2023,  
 warning all persons interested in the  
 said properties to be and appear in  
 this Court by the 16th day of Janu-  
 ary, 2024, and redeem the Property,  
 and answer the Complaint, or there-  
 after a final judgment will be ren-  
 dered foreclosing all rights of re-  
 demption in this Property and ves-  
 ting 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  
 145879 (11-23,11-30,12-7)

**LEGALS**

**ORDER OF PUBLICATION**  
 GABRIEL AKEM  
 PLAINTIFF  
 v.  
 LINWARD M. HOPE

BEOR FUND 1, LLC  
 AND  
 CFG BANK  
 FKA AMERICAS BANK  
 AND  
 A. GARY REVER, TRUSTEE  
 AND  
 MARK H. ANDERS, TRUSTEE  
 AND  
 (All persons having or claiming to  
 have an interest in the property sit-  
 uate and lying in PRINCE  
 GEORGE'S COUNTY and known  
 as:)  
 8501 DEBORAH STREET  
 CLINTON, MD 20735  
 AND  
 PRINCE GEORGE'S COUNTY  
 MARYLAND  
 SERVE: RHONDA L. WEAVER,  
 ACTING COUNTY ATTORNEY  
 AND  
 UNKNOWN OWNERS OF THE  
 PROPERTY:  
 8501 DEBORAH STREET  
 CLINTON, MD 20735

The unknown owner's heirs, de-  
 visees, and Personal Representa-  
 tives and their or any of their heirs,  
 devisees, executors, administrators,  
 grantees, assigns, or successors in  
 right, title and interest  
 Defendants  
**In the Circuit Court for  
 Prince George's County,  
 Maryland**  
**CASE NO.:**  
**C-16-CV-23-005061**

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:  
 20,017.0000 Sq.Ft. Townsend  
 Sub-resub Lot 38, Assmt \$19,367,  
 Lib 00000 F1 000, tax account no. 09-  
 3672607, Deed ref. 28739/141 and  
 assessed to Hope Linward M.

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 14th day of No-  
 vember, 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 gen-  
 eral circulation in Prince  
 George's County once a week for  
 three (3) successive weeks on or be-  
 fore the 8th day of December, 2023,  
 warning all persons interested in the  
 property to appear in this Court by  
 the 16th day of January, 2024, and  
 redeem the property described  
 above and answer the Complaint or  
 thereafter a Final Judgment will be  
 entered foreclosing all rights of re-  
 demption in the property, and ves-  
 ting 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  
 145877 (11-23,11-30,12-7)

**ORDER OF PUBLICATION**  
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 LINWARD M. HOPE  
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 BEOR FUND 1, LLC  
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 CFG BANK  
 FKA AMERICAS BANK  
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 MARK H. ANDERS, TRUSTEE  
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 (All persons having or claiming to  
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 ACTING COUNTY ATTORNEY  
 AND  
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 8501 DEBORAH STREET  
 CLINTON, MD 20735

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
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 (All persons having or claiming to  
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MAHASIN EL AMIN  
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 AND  
 CFG BANK  
 FKA AMERICAS BANK  
 AND  
 A. GARY REVER, TRUSTEE  
 AND  
 MARK H. ANDERS, TRUSTEE  
 AND  
 (All persons having or claiming to  
 have an interest in the property sit-  
 uate and lying in PRINCE  
 GEORGE'S COUNTY and known  
 as:)  
 8501 DEBORAH STREET  
 CLINTON, MD 20735  
 AND  
 PRINCE GEORGE'S COUNTY  
 MARYLAND  
 SERVE: RHONDA L. WEAVER,  
 ACTING COUNTY ATTORNEY  
 AND  
 UNKNOWN OWNERS OF THE  
 PROPERTY:  
 8501 DEBORAH STREET  
 CLINTON, MD 20735

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 145877 (11-23,11-30,12-7)

**ORDER OF PUBLICATION**  
 GABRIEL AKEM  
 PLAINTIFF  
 v.  
 LINWARD M. HOPE  
 AND  
 BEOR FUND 1, LLC  
 AND  
 CFG BANK  
 FKA AMERICAS BANK  
 AND  
 A. GARY REVER, TRUSTEE  
 AND  
 MARK H. ANDERS, TRUSTEE  
 AND  
 (All persons having or claiming to  
 have an interest in the property sit-  
 uate and lying in PRINCE  
 GEORGE'S COUNTY and known  
 as:)  
 8501 DEBORAH STREET  
 CLINTON, MD 20735  
 AND  
 PRINCE GEORGE'S COUNTY  
 MARYLAND  
 SERVE: RHONDA L. WEAVER,  
 ACTING COUNTY ATTORNEY  
 AND  
 UNKNOWN OWNERS OF THE  
 PROPERTY:  
 8501 DEBORAH STREET  
 CLINTON, MD 20735

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 145877 (11-23,11-30,12-7)

The  
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 301-627-0900  
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 Have  
 a Very  
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**LEGALS**

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

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

**209 ADDISON ROAD SOUTH  
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated June 26, 2007 and recorded in Liber 28487, Folio 175, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$330,277.56, and an interest rate of 8.650%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**DECEMBER 19, 2023 AT 11:30AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$29,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

145920 (11-30,12-7,12-14)

**LEGALS**

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

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

**1111 DANBURY DRIVE  
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated June 8, 2016 and recorded in Liber 38450, Folio 448, among the Land Records of Prince George's County, Maryland, with a maximum principal balance of 615,000.00, and an interest rate of 5.869%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**DECEMBER 19, 2023 AT 11:30AM**

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

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

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

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

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

145921 (11-30,12-7,12-14)

**LEGALS**

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

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

**2212 AMBER MEADOWS DRIVE  
MITCHELLVILLE, MD 20716**

By authority contained in a Deed of Trust dated November 7, 1996 and recorded in Liber 11183, Folio 072, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$206,100.00, and an interest rate of 8.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**DECEMBER 19, 2023 AT 11:30AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$7,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

145924 (11-30,12-7,12-14)

**LEGALS**

**ORDER OF PUBLICATION**

NAR Solutions, Inc

Plaintiff

vs.

Reit Management LLC;  
Lords Landing Village Condominium Association;  
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in property described as 4442 Lord Loudon Ct., Unit 14-10 Upper Marlboro, MD 20772, and more fully described in Liber 39865 Page 00604 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$111500; and Assessed to: Reit Management LLC; Property ID: 03-242313,

Defendants

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

Civil Action No. C-16-CV-23-005178

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

Property described as 4442 Lord Loudon Ct., Unit 14-10 Upper Marlboro, MD 20772, and more fully described in Liber 39865 Page 00604 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$111500; and Assessed to: Reit Management LLC; Property ID: 03-242313.

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 20th day of November, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before December 15th, 2023, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of January, 2024 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145926 (11-30,12-7,12-14)

**ORDER OF PUBLICATION**

RE ASSET EV-SP, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

AARON HART  
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 1041532, 2,204 SQ.FT. & IMPS. THE VISTAS 2 AT LAUREL LAKES, A CONDOMINIUM; ASSMT \$122,00 LIB 47105 FL 050 UNIT 1204; ASSESSED TO AARON HART; KNOWN A 14102 BOWSPRIT LN UN 1204 LAUREL MD 20707.

Defendants

In the Circuit Court for Prince George's County, Maryland  
Civil Division  
C-16-CV-23-005165

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 1041532, 2,204 SQ.FT. & IMPS. THE VISTAS 2 AT LAUREL LAKES, A CONDOMINIUM; ASSMT \$122,00 LIB 47105 FL 050 UNIT 1204; ASSESSED TO AARON HART; KNOWN A 14102 BOWSPRIT LN UN 1204 LAUREL MD 20707.

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

It is thereupon this 20th day of November, 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 15th day of December, 2023, warning all persons interested in the property to appear in this Court by the 23rd day of January, 2024, 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  
145929 (11-30,12-7,12-14)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

JERRYAYNE TARWAY  
EVERETT FINANCIAL, INC  
SCOTT EVERETT, TRUSTEE  
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 5706464, CONDO III LOT 34 UNIT 2 & IMPS. MT RAINIER OVERLOOK; ASSMT \$738,367 LIB 47075 FL 408; ASSESSED TO TARWAY JERRYAYNE; KNOWN AS 3431 NEWTON ST MOUNT RAINIER 20712.

Defendants

In the Circuit Court for Prince George's County, Maryland  
Civil Division  
C-16-CV-23-005172

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 5706464, CONDO III LOT 34 UNIT 2 & IMPS. MT RAINIER OVERLOOK; ASSMT \$738,367 LIB 47075 FL 408; ASSESSED TO TARWAY JERRYAYNE; KNOWN AS 3431 NEWTON ST MOUNT RAINIER 20712.

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

It is thereupon this 20th day of November, 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 15th day of December, 2023, warning all persons interested in the property to appear in this Court by the 23rd day of January, 2024, 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  
145932 (11-30,12-7,12-14)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

RIKHI R SHARMA  
OM P SHARMA  
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 1573294, HILLMEAD STATION; 6.94 ACRES. ASSMT \$169,400 MAP 036 GRID F4 PAR 174 LIB 07305 FL 148; ASSESSED TO SHARMA RIKHI R & OM P; KNOWN AS 12330 DAISY LN GLENN DALE 20769.

Defendants

In the Circuit Court for Prince George's County, Maryland  
Civil Division  
C-16-CV-23-005171

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 1573294, HILLMEAD STATION; 6.94 ACRES. ASSMT \$169,400 MAP 036 GRID F4 PAR 174 LIB 07305 FL 148; ASSESSED TO SHARMA RIKHI R & OM P; KNOWN AS 12330 DAISY LN GLENN DALE 20769.

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

It is thereupon this 20th day of November, 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 15th day of December, 2023, warning all persons interested in the property to appear in this Court by the 23rd day of January, 2024, 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  
145937 (11-30,12-7,12-14)

**LEGALS**

**ORDER OF PUBLICATION**

RE ASSET EV-SP, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

MILDRED KING  
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 2056539, LOTS 17.18.19.20; 8,000 SQ.FT. & IMPS. CAPITOL HEIGHTS BLK 35; ASSMT \$209,800 LIB 5503 FL 570; ASSESSED TO KING MILDRED; KNOWN AS 416 ABEL AVE CAPITOL HEIGHTS 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland  
Civil Division  
C-16-CV-23-005169

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 2056539, LOTS 17.18.19.20; 8,000 SQ.FT. & IMPS. CAPITOL HEIGHTS BLK 35; ASSMT \$209,800 LIB 5503 FL 570; ASSESSED TO KING MILDRED; KNOWN AS 416 ABEL AVE CAPITOL HEIGHTS 20743.

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

It is thereupon this 20th day of November, 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 15th day of December, 2023, warning all persons interested in the property to appear in this Court by the 23rd day of January, 2024, 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  
145936 (11-30,12-7,12-14)

Call 301-627-0900 for a quote.

**LEGALS**

**ORDER OF PUBLICATION**

RE ASSET EV-SP, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

JERICHO BAPTIST CHURCH NKA  
JERICHO BAPTIST CHURCH MINISTRIES, INC.  
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 1992791, PT LOT 4 (.212 4 AC DFR TO ST OF MD FOR 97/98 RW38) 2.14 ACRES. & IMPS. SPECTRUM 95 BLK C; ASSMT \$627,833 LIB 10225 FL 334; AND ASSESSED TO JERICHO BAPTIST CHURCH INC; KNOWN AS 8351 JERICHO CITY DR LANDOVER 20785.

Defendants

In the Circuit Court for Prince George's County, Maryland  
Civil Division  
C-16-CV-23-005168

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 1992791, PT LOT 4 (.212 4 AC DFR TO ST OF MD FOR 97/98 RW38) 2.14 ACRES. & IMPS. SPECTRUM 95 BLK C; ASSMT \$627,833 LIB 10225 FL 334; AND ASSESSED TO JERICHO BAPTIST CHURCH INC; KNOWN AS 8351 JERICHO CITY DR LANDOVER 20785.

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

It is thereupon this 20th day of November, 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 15th day of December, 2023, warning all persons interested in the property to appear in this Court by the 23rd day of January, 2024, 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  
145934 (11-30,12-7,12-14)

# The Prince George's Post

## Call 301-627-0900

or

## Fax 301-627-6260

### Have a Very Safe Weekend

#### LEGALS

##### ORDER OF PUBLICATION

RE ASSET EV-SP, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

FORESTVILLE, MARYLAND,  
CONGREGATION OF JEHOVAH'S  
WITNESSES, INC  
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 0449058, NEAR ALMS HOUSE, 1.48 ACRES & IMPS. ASSMT \$744,700 MAP 082 GRID A2 PAR 102 LIB 06253 FL 858 AND ASSESSED TO FORESTVILLE MD CON JEHOVA WTNSS INC.; KNOWN AS 8009 DARCY RD DISTRICT HEIGHTS 20747.

Defendants

In the Circuit Court for Prince George's County, Maryland  
Civil Division  
C-16-CV-23-005166

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 0449058, NEAR ALMS HOUSE, 1.48 ACRES & IMPS. ASSMT \$744,700 MAP 082 GRID A2 PAR 102 LIB 06253 FL 858 AND ASSESSED TO FORESTVILLE MD CON JEHOVA WTNSS INC.; KNOWN AS 8009 DARCY RD DISTRICT HEIGHTS 20747.

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

It is thereupon this 20th day of November, 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 15th day of December, 2023, warning all persons interested in the property to appear in this Court by the 23rd day of January, 2024, 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  
145931 (11-30,12-7,12-14)

##### ORDER OF PUBLICATION

RE ASSET EV-SP, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

AKEEM O EJIKO  
OLUBUKOLA A EJIKO  
GUARANTEED RATE, INC  
HOME FIRST TITLE GROUP, LLC,  
TRUSTEE  
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 0491597, LOTS 37.38.39; 6,000 SQ.FT. & IMPS. SPAULDING HEIGHTS BLK 2; ASSMT \$33,033 LIB 43142 FL 108 AND ASSESSED TO EJIKO AKEEM O ETAL.; KNOWN AS 1504 QUARTER AVE CAPITOL HEIGHTS 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland  
Civil Division  
C-16-CV-23-005170

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 0491597, LOTS 37.38.39; 6,000 SQ.FT. & IMPS. SPAULDING HEIGHTS BLK 2; ASSMT \$33,033 LIB 43142 FL 108 AND ASSESSED TO EJIKO AKEEM O ETAL.; KNOWN AS 1504 QUARTER AVE CAPITOL HEIGHTS 20743.

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

It is thereupon this 20th day of November, 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 15th day of December, 2023, warning all persons interested in the property to appear in this Court by the 23rd day of January, 2024, 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  
145933 (11-30,12-7,12-14)

#### LEGALS

##### AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

##### SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 1406 Torrey Pl., Hyattsville, MD 20782

By virtue of the power and authority contained in a Deed of Trust from JOSE MATIAS REYES and HILMEDA MENDOZA DE REYES, dated April 2, 2015 and recorded in Liber 37168 at Folio 333 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, DECEMBER 15, 2023

AT 3:05 P.M.

all that property described in said Deed of Trust as follows:

Being known and designated as Lot numbered Thirty-Eight (38) in Block numbered Two (2), in the subdivision known as "Miller Estates", as per plat thereof recorded in Plat Book WWW 27 at folio 7 among the Land Records of Prince George's County, Maryland

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$19,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.250% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer  
14804 Main Street  
Upper Marlboro, MD 20772  
Phone#: 301-627-1002  
Auctioneer's Number # A000560

145918

(11-30,12-7,12-14)

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#### LEGALS

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

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

1752 VILLAGE GREEN DRIVE, B-54  
HYATTSVILLE, MD 20785

By authority contained in a Deed of Trust dated July 28, 2006 and recorded in Liber 25776, Folio 272, modified by Loan Modification Agreement recorded on August 28, 2014, at Liber No. 36279, Folio 301, and further modified by Loan Modification Agreement recorded on June 25, 2021, at Liber No. 45749, Folio 321, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$131,000.00, and an interest rate of 3.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duvall 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

DECEMBER 19, 2023 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$11,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

145922

(11-30,12-7,12-14)

#### LEGALS

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

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

1836 METZEROTT ROAD APT 1424  
ADELPHI, MD 20783

By authority contained in a Deed of Trust dated May 23, 2006 and recorded in Liber 26424, Folio 644, modified by Loan Modification Agreement recorded on July 21, 2014, at Liber No. 36177, Folio 335, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$142,500.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duvall 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

DECEMBER 19, 2023 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,700.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

145923

(11-30,12-7,12-14)

**LEGALS**

**ORDER OF PUBLICATION**

EPCOT MD LLC  
 Plaintiff  
 v.  
 KAREN M. BOLLERS

State of Maryland  
 Office of the Attorney General  
 S/O Anthony G. Brown Attorney General

Prince George's County Director of Finance

County Executive and County Council of Prince George's County

All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City Taxes for PRINCE GEORGE'S COUNTY as follows: 126 BIG CHIMNEY BR UPPER MARLBORO 20774 being know as District - 13 Account Number - 1528595 with a legal description of CONDOMINIUM UNIT 11-1 on the Tax Roll of the Director of Finance Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY**  
 Case No. C-16-CV-23-005298

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 126 BIG CHIMNEY BR UPPER MARLBORO 20774 being know as District - 13 Account Number - 1528595 with a legal description of CONDOMINIUM UNIT 11-1 on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to EPCOT MD LLC, 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: 126 BIG CHIMNEY BR UPPER MARLBORO 20774 being know as District - 13 Account Number - 1528595 with a legal description of CONDOMINIUM UNIT 11-1 on the Tax Roll of the Director of Finance.

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

It is thereupon this 28th day of November, 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 30th day of January, 2024 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 title to the property in Plaintiff, 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  
 145961 (12-7,12-14,12-21)

**LEGALS**

**ORDER OF PUBLICATION**

EPCOT MD LLC  
 Plaintiff  
 v.  
 NAOMI T CARRINGTON

State of Maryland  
 Office of the Attorney General  
 S/O Anthony G. Brown Attorney General

Prince George's County Director of Finance

County Executive and County Council of Prince George's County

All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City Taxes for PRINCE GEORGE'S COUNTY as follows: 19 QUIRE AVE CAPITOL HEIGHTS 20743 being know as District - 18 Account Number - 2093250 with a legal description of LOTS 3.4 on the Tax Roll of the Director of Finance Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY**  
 Case No. C-16-CV-23-005299

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 19 QUIRE AVE CAPITOL HEIGHTS 20743 being know as District - 18 Account Number - 2093250 with a legal description of LOTS 3.4 on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to EPCOT MD LLC, 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: 19 QUIRE AVE CAPITOL HEIGHTS 20743 being know as District - 18 Account Number - 2093250 with a legal description of LOTS 3.4 on the Tax Roll of the Director of Finance.

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

It is thereupon this 28th day of November, 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 30th day of January, 2024 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 title to the property in Plaintiff, 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  
 145962 (12-7,12-14,12-21)

**LEGALS**

**ORDER OF PUBLICATION**

EPCOT MD LLC  
 Plaintiff  
 v.  
 ISABELL GREENE

State of Maryland  
 Office of the Attorney General  
 S/O Anthony G. Brown Attorney General

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

THE GREENE, SR. FAMILY TRUST

LAWRENCE L. GREEN, SR

MARK C. MCVEARRY

BRENDA LA ROCHE AND/OR THE HUD FIELD OFFICE MANAGER OR HIS DESIGNEE

Prince George's County Director of Finance

County Executive and County Council of Prince George's County

All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City Taxes for PRINCE GEORGE'S COUNTY as follows: 6406 L ST CAPITOL HEIGHTS 20743 being know as District - 18 Account Number - 2035368 with a legal description of LTS 437.439 (LTS 433 & 435 TO 373683 2 SPT OWNERS REQ 06) on the Tax Roll of the Director of Finance Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY**  
 Case No. C-16-CV-23-005313

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 6406 L ST CAPITOL HEIGHTS 20743 being know as District - 18 Account Number - 2035368 with a legal description of LTS 437.439 (LTS 433 & 435 TO 373683 2 SPT OWNERS REQ 06) on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to EPCOT MD LLC, 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: 6406 L ST CAPITOL HEIGHTS 20743 being know as District - 18 Account Number - 2035368 with a legal description of LTS 437.439 (LTS 433 & 435 TO 373683 2 SPT OWNERS REQ 06) on the Tax Roll of the Director of Finance.

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

It is thereupon this 28th day of November, 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 30th day of January, 2024 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 title to the property in Plaintiff, 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  
 145965 (12-7,12-14,12-21)

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**LEGALS**

**ORDER OF PUBLICATION**

EPCOT MD LLC  
 Plaintiff  
 v.  
 JEANICE A. CHAVEZ

State of Maryland  
 Office of the Attorney General  
 S/O Anthony G. Brown Attorney General

ALEJANDRO CHAVEZ

Prince George's County Director of Finance

County Executive and County Council of Prince George's County

All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City Taxes for PRINCE GEORGE'S COUNTY as follows: 703 SHELBY DR OXON HILL 20745 being know as District - 12 Account Number - 1221894 with a legal description of PLAT 4 on the Tax Roll of the Director of Finance Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY**  
 Case No. C-16-CV-23-005300

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 703 SHELBY DR OXON HILL 20745 being know as District - 12 Account Number - 1221894 with a legal description of PLAT 4 on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to EPCOT MD LLC, 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: 703 SHELBY DR OXON HILL 20745 being know as District - 12 Account Number - 1221894 with a legal description of PLAT 4 on the Tax Roll of the Director of Finance.

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

It is thereupon this 28th day of November, 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 30th day of January, 2024 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 title to the property in Plaintiff, 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  
 145963 (12-7,12-14,12-21)

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**LEGALS**

**ORDER OF PUBLICATION**

EPCOT MD LLC  
 Plaintiff  
 v.  
 FRANCES J. DOBSON

State of Maryland  
 Office of the Attorney General  
 S/O Anthony G. Brown Attorney General

HATTIE DAVAGE

PATRICIA B. BANKS

TYRONE C. BANKS

JOSEPH P. MCMAHON

LARRY S. BALDUCCI

Prince George's County Director of Finance

County Executive and County Council of Prince George's County

All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City Taxes for PRINCE GEORGE'S COUNTY as follows: 4410 OGLETHORPE ST HYATTSVILLE 20781 being know as District - 16 Account Number - 1813963 with a legal description of UNIT 503 on the Tax Roll of the Director of Finance Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY**  
 Case No. C-16-CV-23-005306

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4410 OGLETHORPE ST HYATTSVILLE 20781 being know as District - 16 Account Number - 1813963 with a legal description of UNIT 503 on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of

Maryland to EPCOT MD LLC, 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: 4410 OGLETHORPE ST HYATTSVILLE 20781 being know as District - 16 Account Number - 1813963 with a legal description of UNIT 503 on the Tax Roll of the Director of Finance.

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

It is thereupon this 28th day of November, 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 30th day of January, 2024 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 title to the property in Plaintiff, 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  
 145964 (12-7,12-14,12-21)

**LEGALS**

**ORDER OF PUBLICATION**

EPCOT MD LLC  
 Plaintiff  
 v.  
 DOROTHY PEARSON

State of Maryland  
 Office of the Attorney General  
 S/O Anthony G. Brown Attorney General

JOSEPHINE BROWN PR FOR ESTATE OF OSCAR PEARSON JR.,

Prince George's County Director of Finance

County Executive and County Council of Prince George's County

All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City Taxes for PRINCE GEORGE'S COUNTY as follows: 7413 17TH AVE HYATTSVILLE 20783 being know as District - 17 Account Number - 1958156 with a legal description of 3,500.0000 Sq.Ft. & Imps. Carole Highlands Lot 24 Blk C on the Tax Roll of the Director of Finance Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY**  
 Case No. C-16-CV-23-005327

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7413 17TH AVE HYATTSVILLE 20783 being know as District - 17 Account Number - 1958156 with a legal description of 3,500.0000 Sq.Ft. & Imps. Carole Highlands Lot 24 Blk C on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to EPCOT MD LLC, 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: 7413 17TH AVE HYATTSVILLE 20783 being know as District - 17 Account Number - 1958156 with a legal description of 3,500.0000 Sq.Ft. & Imps. Carole Highlands Lot 24 Blk C on the Tax Roll of the Director of Finance.

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

It is thereupon this 28th day of November, 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 30th day of January, 2024 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 title to the property in Plaintiff, 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  
 145966 (12-7,12-14,12-21)

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**LEGALS**

**ORDER OF PUBLICATION**

EPCOT MD LLC  
 Plaintiff  
 v.  
 WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE FOR HLSS MORTGAGE MASTER TRUST

State of Maryland  
 Office of the Attorney General  
 S/O Anthony G. Brown Attorney General

Prince George's County Director of Finance

County Executive and County Council of Prince George's County

All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City Taxes for PRINCE GEORGE'S COUNTY as follows: 8002 PRINCE GEORGES DR FORT WASHINGTON 20744 being know as District - 12 Account Number - 1278456 with a legal description of 20,000.0000 Sq.Ft. & Imps. Southern Pines Lot 10 on the Tax Roll of the Director of Finance Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY**  
 Case No. C-16-CV-23-005328

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 8002 PRINCE GEORGES DR FORT WASHINGTON 20744 being know as District - 12 Account Number - 1278456 with a legal description of 20,000.0000 Sq.Ft. & Imps. Southern Pines Lot 10 on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to EPCOT MD LLC, 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: 8002 PRINCE GEORGES DR FORT WASHINGTON 20744 being know as District - 12 Account Number - 1278456 with a legal description of 20,000.0000 Sq.Ft. & Imps. Southern Pines Lot 10 on the Tax Roll of the Director of Finance.

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

It is thereupon this 28th day of November, 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 30th day of January, 2024 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 title to the property in Plaintiff, 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  
 145967 (12-7,12-14,12-21)

**LEGALS**

**ORDER OF PUBLICATION**

EPCOT MD LLC  
 Plaintiff  
 v.  
 ROBERTO C. ESTRADA HERNANDEZ

State of Maryland  
 Office of the Attorney General  
 S/O Anthony G. Brown Attorney General

MERS, INC., AS NOMINEE FOR TOWNEBANK MORTGAGE

OAKLEY H. ROBERTSON

WACHOVIA BANK, NATIONAL ASSOCIATION

MERS, INC., AS NOMINEE FOR INTERVALE MORTGAGE CORPORATION

SHIRELY R. ROBINSON

WILLIAM A. MARKWAT

ELIZABETH ZAJIC

WILLIAM T. MORRISON

PHILIP M. RUDISILL

JOHN W. CASSIDY

County Executive and County Council of Prince George's County

Prince George's County Director of Finance

All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City Taxes for PRINCE GEORGE'S COUNTY as follows: 1915 ARCADIA AVE CAPITOL HEIGHTS 20743 being know as District - 06 Account Number - 0605568 with a legal description of 5,000.0000 Sq.Ft. & Imps. Dillon Park Lot 8 Blk 5 on the Tax Roll of the Director of Finance Defendants

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

True Copy—Test:  
 Mahasin El Amin, Clerk  
 145990 (12-7,12-14,12-21)

**PRINCE GEORGE'S COUNTY**

Case No. C-16-CV-23-005329

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1915 ARCADIA AVE CAPITOL HEIGHTS 20743 being know as District - 06 Account Number - 0605568 with a legal description of 5,000.0000 Sq.Ft. & Imps. Dillon Park Lot 8 Blk 5 on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to EPCOT MD LLC, 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: 1915 ARCADIA AVE CAPITOL HEIGHTS 20743 being know as District - 06 Account Number - 0605568 with a legal description of 5,000.0000 Sq.Ft. & Imps. Dillon Park Lot 8 Blk 5 on the Tax Roll of the Director of Finance.

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

It is thereupon this 28th day of November, 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 30th day of January, 2024 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 title to the property in Plaintiff, 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  
 145968 (12-7,12-14,12-21)

**LEGALS**

**ORDER OF PUBLICATION**

EPCOT MD LLC  
 Plaintiff  
 v.  
 TYRONE R FRANKLIN PR OF ESTATE OF ANNETTE FRANKLIN

State of Maryland  
 Office of the Attorney General  
 S/O Anthony G. Brown Attorney General

COMMERCIAL CREDIT CORPORATION

JAMES WILLIAM FRANKLIN

R. G. MCGARRELL

R. A. VONDERSCHMIDT

Prince George's County Director of Finance

County Executive and County Council of Prince George's County

All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City Taxes for PRINCE GEORGE'S COUNTY as follows: 9906 DALE DR UPPER MARLBORO 20772 being know as District - 11 Account Number - 1142801 with a legal description of 12,039.0000 Sq.Ft. & Imps. Holloway Estates Lot 19 Blk 16 on the Tax Roll of the Director of Finance Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY**  
 Case No. C-16-CV-23-005307

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9906 DALE DR UPPER MARLBORO 20772 being know as District - 11 Account Number - 1142801 with a legal description of 12,039.0000 Sq.Ft. & Imps.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 9906 DALE DR UPPER MARLBORO 20772 being know as District - 11 Account Number - 1142801 with a legal description of 12,039.0000 Sq.Ft. & Imps. Holloway Estates Lot 19 Blk 16 on the Tax Roll of the Director of Finance.

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

It is thereupon this 28th day of November, 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 30th day of January, 2024 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 title to the property in Plaintiff, 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  
 145990 (12-7,12-14,12-21)

**LEGALS**

L. Paul Jackson, II  
Law Offices of Shipley & Horne,  
P.A.  
1101 Mercantile Lane, Suite 240  
Largo, Maryland 20774  
301-925-1800

L. Paul Jackson, II  
1101 Mercantile Lane, Suite 240  
Largo, Maryland 20774  
301-925-1800

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DARLENE YVETTE WADDY**

Notice is given that Tamara Sager, whose address is 3142 Lady Banks Lane, Waldorf, Maryland 20603, was on November 2, 2023 appointed Personal Representative of the estate of Darlene Yvette Waddy who died on September 23, 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 2nd day of May, 2024.

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

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

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

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

TAMARA SAGER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 131234  
145892 (11-23,11-30,12-7)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GEORGE BOWERS**

Notice is given that Ebony Konohia, whose address is 6313 Teaberry Way, Clinton, MD 20735, was on November 8, 2023 appointed Personal Representative of the estate of George Bowers who died on February 6, 2023 with a will.

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

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

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

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

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

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

EBONY KONOHIA  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130139  
145945 (11-30,12-7,12-14)

**LEGALS**

V. Peter Markuski, Jr.  
9101 Cherry Lane, Suite 207  
Laurel, MD 20708  
301-953-7480

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ELSE LUNDSAGER  
AKA ELSE TORK LUNDSAGER**

Notice is given that Hanne Denney, whose address is 1122 Venetian Way, Churchton, MD 20733, was on November 8, 2023 appointed Personal Representative of the estate of Else Lundsager AKA Else Tork Lundsager who died on August 29, 2023 with a will.

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

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

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

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

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

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

HANNE DENNEY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130830  
145946 (11-30,12-7,12-14)

Richard A. Burton, Jr., Esq.  
25 Wood Lane  
Rockville, MD 20850  
301-941-3620

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROGER MCNORTON**

Notice is given that Paula McNorton, whose address is 9200 Edwards Way, Unit 714, Adelphi, MD 20783, was on November 14, 2023 appointed Personal Representative of the estate of Roger McNorton who died on October 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 14th day of May, 2024.

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

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

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

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

PAULA MCNORTON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 131202  
145947 (11-30,12-7,12-14)

**LEGALS**

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**S. RONALD HAWKINS**

Notice is given that Saron Hawkins, whose address is 5304 Roblee Dr, Upper Marlboro, MD 20772, was on October 10, 2023 appointed Personal Representative of the estate of S. Ronald Hawkins who died on April 29, 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 10th day of April, 2024.

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

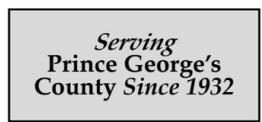
(1) Six months from the date of the decedent's death; or

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

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

SARON HAWKINS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130141  
145944 (11-30,12-7,12-14)



**LEGALS**

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ELEANOR C GIBSON KELLY**

Notice is given that Tiffany Noelle Jones, whose address is 13802 Doctor Edelen Drive, Accokeek, MD 20607, was on November 21, 2023 appointed Personal Representative of the estate of Eleanor C Gibson Kelly, who died on December 28, 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.

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.

TIFFANY NOELLE JONES  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 120752  
145984 (12-7,12-14,12-21)

**ORDER OF PUBLICATION**

EPCOT MD LLC  
Plaintiff  
v.

SAMUEL GARRETT

State of Maryland  
Office of the Attorney General  
S/O Anthony G. Brown Attorney  
General

Prince George's County Director of  
Finance

County Executive and County  
Council of Prince George's County

All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City Taxes for PRINCE GEORGE'S COUNTY as follows: 8032 OLD ALEXANDRIA FERRY RD CLINTON 20735 being know as District - 09 Account Number - 0883777 with a legal description of 4,092.0000 Sq.Ft. & Imps. Bellefonte Court I on the Tax Roll of the Director of Finance

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY**  
Case No. C-16-CV-23-005312

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 8032 OLD ALEXANDRIA FERRY RD CLINTON 20735 being know as District - 09 Account Number - 0883777 with a legal description of 4,092.0000 Sq.Ft. & Imps. Bellefonte Court I on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to EPCOT MD LLC, 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: 8032 OLD ALEXANDRIA FERRY RD CLINTON 20735 being know as District - 09 Account Number - 0883777 with a legal description of 4,092.0000 Sq.Ft. & Imps. Bellefonte Court I on the Tax Roll of the Director of Finance.

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

It is thereupon this 28th day of November, 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 30th day of January, 2024 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 title to the property in Plaintiff, 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  
145991 (12-7,12-14,12-21)

Verena Meiser, Esq.  
Lewicky, O'Connor, Hunt & Meiser, LLC  
8115 Maple Lawn Blvd., Suite 175  
Fulton, Maryland 20759  
410-489-1996

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GEORGE STEPHEN SOCHAN**

Notice is given that Joseph Patrick Ivey, whose address is 8723 Maple Avenue, Bowie, MD 20720, was on November 27, 2023 appointed Personal Representative of the estate of George Stephen Sochan, who died on December 23, 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 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.

JOSEPH PATRICK IVEY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 128315  
145985 (12-7,12-14,12-21)

**LEGALS**

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

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

6422 COUNTRY CLUB COURT  
LANDOVER, MD 20785

By authority contained in a Deed of Trust dated August 1, 2007 and recorded in Liber 28401, Folio 130, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$196,526.17, and an interest rate of 7.446%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 12, 2023 AT 11:31 AM**

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

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

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest. (CGD File #: 460324)

Richard E. Solomon, et al.,  
Substitute Trustees

**ALEX COOPER**  
auctioneers

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

145886 (11-23,11-30,12-7)

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

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

15950 ALAMEDA DRIVE  
BOWIE, MD 20716

By authority contained in a Deed of Trust dated August 24, 2007 and recorded in Liber 29017, Folio 597, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 12, 2023 AT 11:35 AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$23,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest. (CGD File #: 454915)

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

Richard E. Solomon, et al.,  
Substitute Trustees

**ALEX COOPER**  
auctioneers

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

145888 (11-23,11-30,12-7)

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**LEGALS**

**ORDER OF PUBLICATION**

EPCOT MD LLC

Plaintiff

vs.

THE JANE LEE STRIKER BAHN REVOCABLE TRUST

State of Maryland  
Office of the Attorney General  
S/O Anthony G. Brown Attorney General

JANE STRIKER BAHN

Prince George's County Director of Finance

County Executive and County Council of Prince George's County

All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City Taxes for PRINCE GEORGE'S COUNTY as follows: 4313 KNOX RD COLLEGE PARK 20740 being know as District - 21 Account Number - 2329373 with a legal description of UNIT 312 PHASE 2 on the Tax Roll of the Director of Finance

Defendants

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

Case No. C-16-CV-23-005287

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4313 KNOX RD COLLEGE PARK 20740 being know as District - 21 Account Number - 2329373 with a legal description of UNIT 312 PHASE 2 on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to EPCOT MD LLC, 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: 4313 KNOX RD COLLEGE PARK 20740 being know as District - 21 Account Number - 2329373 with a legal description of UNIT 312 PHASE 2 on the Tax Roll of the Director of Finance.

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

It is thereupon this 28th day of November, 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 30th day of January, 2024 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 title to the property in Plaintiff, 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  
145959 (12-7,12-14,12-21)

Call 301-627-0900 for a quote.

**ORDER OF PUBLICATION**

EPCOT MD LLC

Plaintiff

vs.

SHONA BAKER

State of Maryland  
Office of the Attorney General  
S/O Anthony G. Brown Attorney General

CWAVE SOLUTIONS LLC

MINKOFF FAMILY INVESTMENT CLUB

HOWARD BIERMAN

KOS N. JOHNS

Prince George's County Director of Finance

County Executive and County Council of Prince George's County

All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City Taxes for PRINCE GEORGE'S COUNTY as follows: 6121 ALPINE ST DISTRICT HEIGHTS 20747 being know as District - 06 Account Number - 0513465 with a legal description of LOTS 1.2 on the Tax Roll of the Director of Finance

Defendants

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

Case No. C-16-CV-23-005297

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 6121 ALPINE ST DISTRICT HEIGHTS 20747 being know as District - 06 Account Number - 0513465 with a legal description of LOTS 1.2 on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to EPCOT MD LLC, 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: 6121 ALPINE ST DISTRICT HEIGHTS 20747 being know as District - 06 Account Number - 0513465 with a legal description of LOTS 1.2 on the Tax Roll of the Director of Finance.

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

It is thereupon this 28th day of November, 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 30th day of January, 2024 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 title to the property in Plaintiff, 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  
145960 (12-7,12-14,12-21)

**LEGALS**

**ORDER OF PUBLICATION**

NAR Solutions, Inc

Plaintiff

vs.

Angela Copeland;  
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in property described as 1931 Dutch Village Dr, Unit 1-245 Landover 20785, and more fully described in Liber 40295 Page 00067 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$95000; and Assessed to: Angela Copeland; Property ID: 13-1458090, Defendants

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

Civil Action No.

C-16-CV-23-005191

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

Property described as 1931 Dutch Village Dr, Unit 1-245 Landover 20785, and more fully described in Liber 40295 Page 00067 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$95000; and Assessed to: Angela Copeland; Property ID: 13-1458090.

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 20th day of November, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before December 15th, 2023, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of January, 2024 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145927 (11-30,12-7,12-14)

**ORDER OF PUBLICATION**

RE ASSET EV-SP, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

JERICHO BAPTIST CHURCH INC  
NKA  
JERICHO BAPTIST CHURCH  
MINISTRIES, INC.  
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 1992817, 4.18 ACRES & IMPS. SPECTRUM 95 LOT 6 BLK C ASSMT \$995,133 LIB 10225 FL 334 AND ASSESSED TO JERICHO BAPTIST CHURCH INC; KNOWN AS 8201 JERICHO CITY DR LANDOVER 20785.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Civil Division  
C-16-CV-23-005167

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 1992817, 4.18 ACRES & IMPS. SPECTRUM 95 LOT 6 BLK C ASSMT \$995,133 LIB 10225 FL 334 AND ASSESSED TO JERICHO BAPTIST CHURCH INC; KNOWN AS 8201 JERICHO CITY DR LANDOVER 20785.

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

It is thereupon this 20th day of November, 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 15th day of December, 2023, warning all persons interested in the property to appear in this Court by the 23rd day of January, 2024, 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  
145935 (11-30,12-7,12-14)

**ORDER OF PUBLICATION**

RE ASSET EV-SP, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

AMESHIA HARDY  
MISSION MORTGAGE LLC  
TODD STIVERSON, TRUSTEE  
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 5613280, PLAT 5; 1,872 SQ.FT. & IMPS. CAPITAL COURT LOT 156; ASSMT\$402,133 LIB 43962 FL 266 AND ASSESSED TO HARDY AMESHIA; KNOWN A 148 CAPITAL CT UPPER MARLBORO 20774.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Civil Division  
C-16-CV-23-005164

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 5613280, PLAT 5; 1,872 SQ.FT. & IMPS. CAPITAL COURT LOT 156; ASSMT \$402,133 LIB 43962 FL 266 AND ASSESSED TO HARDY AMESHIA; KNOWN A 148 CAPITAL CT UPPER MARLBORO 20774.

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

It is thereupon this 20th day of November, 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 15th day of December, 2023, warning all persons interested in the property to appear in this Court by the 23rd day of January, 2024, 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  
145930 (11-30,12-7,12-14)

**ORDER OF PUBLICATION**

NAR Solutions, Inc

Plaintiff

vs.

Reit Management LLC;  
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in property described as 4452 Lord Loudon Ct., Unit 14-12 Upper Marlboro, Md 20772, and more fully described in Liber 40482 Page 00357 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$111500; and Assessed to: Reit Management LLC; Property ID: 03-242339,

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Civil Action No.  
C-16-CV-23-005222

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

Property described as 4452 Lord Loudon Ct., Unit 14-12 Upper Marlboro, Md 20772, and more fully described in Liber 40482 Page 00357 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$111500; and Assessed to: Reit Management LLC; Property ID: 03-242339.

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 20th day of November, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before December 15th, 2023, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of January, 2024 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145928 (11-30,12-7,12-14)

**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 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: 12/19/2023.

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

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

2017	INFINITY	Q60			JN1EV7EK5HM364089
2007	LAND ROVER RANGE ROVER MD	A365577			SALSH23457A994346
2008	LAND ROVER RANGE ROVER VA	TYV4827			SALSK25468A176804
2012	GMC	SAVANA			1GDY72BA2C1906967
2016	KIA	SOUL			KNDJX3A58G7384929
2011	FORD	TRANSIT	MD	5DT6884	NM0LS7BN3BT044226
1998	GMC	SIERRA			1GDKC345WF058378
2016	FORD	F450			1FD0X4GY1GEB07386
1993	YAMAHA	RANGER			18WR2220R1D48714

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

2004	LINCOLN	AVIATOR	SC	2394LM	5LMEU88H14ZJ16403
2014	NISSAN	VERSA	MD	T0673404	3N1CN7A0P0EK447112
2019	MERCEDES-BENZ	E-CLASS			WDD1K6HB1KF088733
2019	DODGE	CHARGER			2C3CDXL97KH758263
2022	DODGE	CHARGER			2C3CDXHG0NH119220
2017	DODGE	CHARGER			2C3CDXGJ6HH556768
2022	CHEVROLET	SILVERADO			3GCNAAED2NG662184
2021	CHEVROLET	SILVERADO	MD	T1575534	3GCNWAEEFMG363817
2021	CHEVROLET	SILVERADO			3GCNWAEEFMG326547
2021	CHEVROLET	EXPRESS			3GCNWAED7NG215951
2022	GMC	SAVANA			1GTW7AFP3N1231301
2021	CHEVROLET	EXPRESS			1GCWGAFF7M1168142
2021	GMC	SAVANA			1GTW7AFP9M1145358
2022	CHEVROLET	EXPRESS			1GCWGAFFXN1226368
2009	CHEVROLET	TOWN & COUNTRY			2A8HR54189R674627
2018	CHEVROLET	MALIBU			1G1ZD55T1JF253206
2021	KAUFMAN	TRAILERS			5VGFW5039ML009155
1995	CHEVROLET	CAPRICE			1G1BL52P2S1R168656

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

2010	MAZDA	MAZDA3	MD	5FG2440	JM1BL1H58A1238521
2011	FORD	CROWN VICTORIA			2FABP7BVA4B129133
2019	CHEVROLET	MALIBU			1G1ZD55T1KF127042
2016	AUDI	A6	NC	28306249	WAUFGAF7GN05438
2022	CHEVROLET	SILVERADO			3GCNWAED9NG180684
2021	CHEVROLET	EXPRESS			1GCWGAFF7M1259180
2018	CHEVROLET	EXPRESS			1GCWGAFF2J1344554
2021	GMC	SAVANA			1GTW7AFP6M1300061
2018	CHEVROLET	MALIBU			1G1ZD55T1JF147255
2013	JEEP	LIBERTY			1C4FJMAK6CW209456
2015	BMW	I8			WB5Y2Z2C52FV392460
2007	AUDI	Q7			WA1BY74L67D067505
2017	MERCEDES-BENZ	C-CLASS	NC	26284093	5S5WF4KB9HU210042

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

2012	MERCEDES-BENZ	C-CLASS	MD	7DE4014	WDDGF4HB4R231886
2006	CHEVROLET	SUBURBAN	MD	4EA5511	1GNFK16Z86J170584
1995	NISSAN	MAXIMA	VA	UBL1618	JN1CA21D0S1657229
2006	CHRYSLER	TOWN & COUNTRY	DC	GP9924	2A4GF54L86R821125

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

2018	CHEVROLET	MALIBU			1G1ZD55T6JF165431
2021	CHEVROLET	SILVERADO			3GCNWAEEFMG291878
2022	CHEVROLET	EXPRESS			1GCWGAFF8N1239331
2016	CHRYSLER	300			2C3CAGG1GH282950

145997 (12-7)

*Serving Prince George's County Since 1932*

**LEGALS**

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

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

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

You must reclaim these vehicles by: 12/19/2023.

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

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

1998	ACURA	TL	MD	2E17797	JH4UA265XWC004
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*The Prince  
George's Post  
Newspaper*

**\*\*\*\*\***

*Call (301) 627-0900*

*or*

*Fax (301) 627-6260*

**\*\*\*\*\***

*Your Newspaper  
of  
Legal Record*

**LEGALS**

Kerri Castellini, Esq.  
409 Seventh Street NW, Suite 200  
Washington, D.C. 20004  
202-318-9112

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DAVID ANTHONY BENJAMIN  
(A.K.A. DAVID A. BENJAMIN)**

Notice is given that Julieze M. Benjamin, whose address is 400 Wythe Street, Apt. 106, Alexandria, VA 22314, was on November 13, 2023 appointed Personal Representative of the estate of David Anthony Benjamin AKA David A. Benjamin who died on July 8, 2021 with a will.

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

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

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

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

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

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

**JULIEZE M. BENJAMIN**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130042  
145979 (12-7,12-14,12-21)

Beer and Wine for the Akaras, Inc., t/a D 3 Social, 7215 Baltimore Avenue, College Park, 20740.

**NEW- CLASS D, BEER AND WINE**

Keven Scott, CEO, Candice Scott, COO, for a Class D, Beer and Wine for the use of GOME Restaurant Group, LLC, t/a Blaze Pizza, 15431 Excelsior Drive, Bowie, 20716.

Ramoun Peterkin, Managing Member, Shanique Smythe-Peterkin, Managing Member, for a Class D, Beer and Wine for the use of Ramoun's Kitchen, LLC, t/a Ramoun's Kitchen, 15485 Annapolis Road, Suite 205, Bowie, 20715.

James Babin, Managing Member, Stacey D. Price, Member, Gregory M. Engert, Member, for a Class D, Beer and Wine for the use of Shop Made in MD, LLC, t/a Shop Made in MD, 7401 Baltimore Avenue, College Park, 20740.

**A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, December 19, 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 [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.**

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
December 1, 2023

145994 (12-7,12-14)

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**BOARD OF LICENSE  
COMMISSIONERS**

**NOTICE OF  
PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on January 25, 2024 and will be heard on March 26, 2024. Those licenses are:

Class D, Beer and Wine – 17 BW 66, 17 BW 67, 17 BW 68

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, January 10, 2024 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. The Board will consider the agenda as posted that day.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
December 1, 2023

145993 (12-7,12-14)

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  
**DELORES HEMSLEY-GREENE**

Notice is given that Frederick Ray Greene, whose address is 4802 Lake Ontario Way, Bowie, MD 20720, was on November 15, 2023 appointed Personal Representative of the estate of Delores Hemsley-Greene, who died on March 22, 2023 without a will.

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

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

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

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

**FREDERICK RAY GREENE**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 129226  
145981 (12-7,12-14,12-21)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
ANNE CARROLL PHILPOTT**  
Estate No.: 128419

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 31, 2024 at 10:30 A.M.**

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  
145975 (12-7,12-14)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
HAZELLA SILVER HENNIES**  
Estate No.: 120137

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate of the will dated 06/17/2017 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 25, 2024 at 10:30 A.M.**

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  
145976 (12-7,12-14)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
PERCILLA A. MILLER**  
Estate No.: 129901

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Erica T. Davis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 10, 2024 at 10:30 A.M.**

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  
145971 (12-7,12-14)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
BARBARA PETERSON-BREWTON**  
Estate No.: 128814

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 31, 2024 at 10:30 A.M.**

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  
145972 (12-7,12-14)

**LEGALS**

**NOTICE OF INTENT TO DISPOSE OF  
IMPOUNDED VEHICLES**

The motor vehicle(s) below have been impounded by Fastlane Towing for violation of the County ordinance prohibiting unauthorized parking on private property and remains unclaimed as of the date of this notice.

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

Failure by owner(s) / lien holder(s) to reclaim vehicle(s) within 21 days of the date of this notice shall be deemed a waiver of all rights, title, and interest thereby consenting to the disposal of said vehicle.

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012.

The following vehicles are located at 1309 Ritchie Road Capitol Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	VIN
2001	BMW	325i	WBAAV33491FU95722
2017	Chevrolet	SS	6G3F15RW6HL300652
2015	Infiniti	Q50	JN1BV7AR2FM414644
2005	Nissan	Altima	1N4AL11D25C103581
2019	Nissan	Versa	3N1CN7AP9KL859714
2011	GMC	Acadia	1GKKVRED6BJ268384
2008	Honda	Accord	1HGCP36838A071983
2005	Acura	MDX	2HNYD18935H559149
2019	Dodge	Journey	3C4PDDG8KT728218
2019	Honda	Civic	2HGFC2F84KH565913
2005	Ford	Expedition	1FMMF020515LA27550
1999	Jeep	Cherokee	1J4FF68S3XL659453
1994	Mercedes	E	WDBEA92E2RF269366
2015	Hyundai	Santa FE	5XYZTDLB1FG301317
145956			(12-7)

**LEGALS**

**PRINCE GEORGE'S COUNTY  
Board of License Commissioners**

**R.R. NO. 88 – NON-EFFECTUATION (Failure to put approved license or permits in use)**

Non-Effectuation of License:

Pursuant to 26-2102(d)(3) a licensee approved for a new, transfer or substitution of corporate officers alcoholic beverage license shall place in use the respective license within 180 days of the approval date. The Board may rescind an approved license that has not been placed in use within the required timeframe. An applicant whose license has been rescinded by the Board may reapply.

The licensee(s) whose establishment has not placed in use the approved license within 180 days must obtain written approval from the Board for an extension. All approved licenses that have not been placed in use, must be renewed annually during the renewal timeframe. (Refer to R.R. #57)

Endorsement(s) not placed in use: (i.e. – Entertainment, Tasting, Sunday Off Sales, Delivery, Corkage, and Growler/Crowler).

A licensee approved for an alcoholic beverage license endorsement(s) shall place in use the respective endorsement(s) within ninety (90) days of the approval date. The Board may rescind an endorsement(s) that has not been placed in use within the required timeframe. Those licensee(s) must obtain written approval from the Board for an extension.

145992 (12-7,12-14)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
WILLIE LESTER JOHNSON, JR.**  
Estate No.: 122217

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate of the will dated 11/22/2022 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 31, 2024 at 10:30 A.M.**

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  
145977 (12-7,12-14)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
WILLIE LESTER JOHNSON, JR.**  
Estate No.: 122217

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Phyllis Moore for judicial probate of the will dated 11/22/2022 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 31, 2024 at 10:30 A.M.**

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  
145978 (12-7,12-14)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
MICHELLE D. RHETT**  
Estate No.: 127749

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 31, 2024 at 10:30 A.M.**

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  
145974 (12-7,12-14)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
MARY DAISY JAMES**  
Estate No.: 128352

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 31, 2024 at 10:30 A.M.**

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  
145973 (12-7,12-14)

# The Prince George's Post

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County*

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**Fax 301-627-6260**

**LEGALS**

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**Board of License  
Commissioners**

(Liquor Control Board)

REGULAR SESSION

DECEMBER 19, 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 OF LOCATION**

Ajay K. Gosain, Managing Member/Authorized Person, for a Class A, Beer, Wine and Liquor for the use of SDAS, LLC, t/a North South Liquor, 8849 Greenbelt Road, Greenbelt, 20770, transfer from SDAS, LLC, t/a North South Liquor, 8861 Greenbelt Road, Greenbelt, 20770, Ajay K. Gosain.

Myrna Alvarado, Managing Member, Carlos Alvarado, Managing Member, for a Class B, Beer, Wine and Liquor for the use of M & C Kitchen, LLC, t/a Cocineros, 3513 East West Highway, Hyattsville, 20782, transfer from M & Amalia's Kitchen, LLC, t/a Taqueria Habanero, 8145 Baltimore Avenue, College Park, 20740, Isael Ramirez, Co-Managing Member, William Martinez, Co-Managing Member.

**TRANSFER**

Dao Zheng Lin, Managing Member, Johnny Lin, Authorized Person, for a Class B, Beer, Wine and Liquor for the use of East L. Food, LLC, t/a Eastmoon Asian Bistro, 6107 High Bridge Road, Bowie, 20720, transfer from East Moon Ming, LLC, t/a East Moon Asian Bistro, 6105-6107 Highbridge Road, Bowie, 20715, Sandra Short, Secretary, Mingwei Cai, Managing Member.

Lawrence H. Chen, Member-Manager, for a Class B(BLX), Beer, Wine and Liquor for the use of Ace Restaurant Holding, LLC, t/a Mea-Up, 8503 Baltimore Avenue, College Park, 20740, transfer from Kangnam BBQ, LLC, t/a Kangnam BBQ, 8503 Baltimore Avenue, College Park, 20740, Seongmuk Sim, Managing Member.

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

Leho Poldmae, Member/Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of GT College Park, LLC, t/a The Greene Turtle, 7356 Baltimore Avenue, College Park, 20740.

**NEW- CLASS D (NH), BEER  
AND WINE**

Rashon Eric Robinson Sr., Owner, for a Class D(NH), Beer and Wine for the use of Sip & Develop, LLC,

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILLIE PEARL WILLIAMS**

Notice is given that Kathy Harrington-Hooker, whose address is 2601 Becketts Rdg Rd, Hillsborough, NC 27278, was on October 27, 2023 appointed Personal Representative of the estate of Willie Pearl Williams, who died on September 26, 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 25th day of April, 2024.

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

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

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

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

**KATHY HARRINGTON-HOOKER**  
Personal Representative

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

Estate No. 131122  
145900 (11-23,11-30,12-7)

**NOTICE**

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

vs. Plaintiffs

Estate of Joseph A Giovannoni and  
Sherry L Giovannoni

Defendants

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

**CIVIL NO. C-16-CV-23-002759**

ORDERED, this 20th day of November, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15106 Reserve Road, Accokeek, Maryland 20607 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 20th day of December, 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 20th day of December, 2023, next.

The report states the amount of sale to be \$324,000.00.

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

145938 (11-30,12-7,12-14)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KATRINKA V. PERRY**

Notice is given that Dominique D. Perry, whose address is 4501 Brown Station Road, Upper Marboro, MD 20772, was on November 17, 2023 appointed Personal Representative of the estate of Katrinka V. Perry, who died on October 13, 2023 without a will.

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

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

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

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

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

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

**DOMINIQUE D. PERRY**  
Personal Representative

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

Estate No. 131419  
145942 (11-30,12-7,12-14)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHERYL A JONES**

Notice is given that Renae Jones, whose address is 2726 Lorrington Drive, Apt 202, District Heights, MD 20747, was on October 27, 2023 appointed Personal Representative of the estate of Cheryl A Jones, who died on September 12, 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 27th day of April, 2024.

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

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

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

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

**RENAE JONES**  
Personal Representative

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

Estate No. 131137  
145911 (11-23,11-30,12-7)

**NOTICE**

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

vs. Plaintiffs

Elizabeth Chungong  
aka Elizabeth Chungong Katta

Defendant

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

**CIVIL NO. CAEF 21-01621**

ORDERED, this 21st day of November, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7651 South Arbory Lane, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of December, 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 December, 2023, next.

The report states the amount of sale to be \$220,000.00.

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

145940 (11-30,12-7,12-14)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALBERT LESLIE DYSON JR**

Notice is given that Kenneth J Dyson, whose address is 8843 Roundhouse Circle, Easton, MD 21601, was on November 13, 2023 appointed Personal Representative of the estate of Albert Leslie Dyson Jr, who died on October 17, 2023 without a will.

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

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

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

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

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

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

**KENNETH J DYSON**  
Personal Representative

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

Estate No. 131261  
145943 (11-30,12-7,12-14)

**NOTICE TO CREDITORS OF  
APPOINTMENT OF  
FOREIGN PERSONAL  
REPRESENTATIVE**

NOTICE IS HEREBY GIVEN that the Circuit court of Fairfax county, Virginia appointed Mark Goodrick, whose address is 547 Florida Avenue, #T-3, Herndon, VA 20170, as the Personal Representative of the Estate of Joan Elaine Goodrick who died on March 4, 1998 domiciled in Fairfax, VA.

The Maryland resident agent for service of process is Thomas A. McManus, whose address is 5407 Water St. Suite 101, Upper Marlboro, MD 20772.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:

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

(2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the 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.

**MARK GOODRICK**  
Foreign Personal Representative

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

Estate No. 130930  
145901 (11-23,11-30,12-7)



**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,  
Plaintiffs

vs. Defendant  
Frank Montgomery Jr  
7800 Greenbrook Drive  
Greenbelt, MD 20770

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-23-003266**

Notice is hereby given this 15th day of November, 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 15th day of December, 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 15th day of December, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$373,500.00. The property sold herein is known as 7800 Greenbrook Drive, Greenbelt, MD 20770.

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

145903 (11-23,11-30,12-7)

**NOTICE**

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

vs. Defendant  
Thomas J. Kokolis, Esq., Personal Representative for the Estate of Gloria J. Ramsey  
5003 Addison Road  
Capitol Heights, MD 20743

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-23-003491**

Notice is hereby given this 15th day of November, 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 15th day of December, 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 15th day of December, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$252,993.71. The property sold herein is known as 5003 Addison Road, Capitol Heights, MD 20743.

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

145904 (11-23,11-30,12-7)

**LEGALS**

**NOTICE**

NOEMY PINEDA, ET AL.,

vs. Plaintiff

JAIME PINEDA

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE22-21304**

NOTICE IS HEREBY given this 17th day of November, 2023, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 6721 Eldridge Street, Hyattsville, MD 20784 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 18th day of December, 2023,

PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 17th day of December, 2023.

The REPORT STATES the amount of sale to be Four Hundred Ten Thousand Dollars and No Cents (\$410,000.00).

**MAHASIN EL AMIN**  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
145925 (11-30,12-7,12-14)

**LEGALS**

**NOTICE**

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

vs. Plaintiffs

Estate of Sean C Brown

Defendant

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

**CIVIL NO. C-16-CV-23-003691**

ORDERED, this 21st day of November, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9 Barberrry Court #40-5, 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 21st day of December, 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 December, 2023, next.

The report states the amount of sale to be \$200,000.00.

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

145941 (11-30,12-7,12-14)

**LEGALS**

Christopher A. Aragona, Esq.  
Oxon Hill Professional Building  
6130 Oxon Hill Road, Suite 100  
Oxon Hill, Maryland 20745  
301-567-1100

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PATRICIA GAIL LAUTERBORN**

Notice is given that Mary Armstrong, whose address is 21 Potomac Avenue, Indian Head, MD 20640, was on November 3, 2023 appointed Personal Representative of the estate of Patricia Gail Lauterborn, who died on September 14, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of May, 2024.

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

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

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

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

**MARY ARMSTRONG**  
Personal Representative

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

Estate No. 131051  
145894 (11-23,11-30,12-7)

**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

vs. Plaintiff

Mana Sherman, a/k/a  
Fawah Mana Sherman  
9116 Briarchip Street  
Laurel, MD 20708

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-23-002680**

Notice is hereby given this 21st day of November, 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 21st day of December, 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 21st day of December, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$361,000.00. The property sold herein is known as 9116 Briarchip Street, Laurel, MD 20708.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
145939 (11-30,12-7,12-14)

vs. Plaintiff

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
145939 (11-30,12-7,12-14)

145939 (11-30,12-7,12-14)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
JOHN O. HARRIS**

**Estate No.: 128826**

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Sharon Parker for judicial probate of the will dated September 1, 1997 (with white out) and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 10, 2024 at 10:30 A.M.**

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**

145952 (11-30,12-7)

**LEGALS**

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**FRED J. GREENE, JR.**

Notice is given that Shannon Strong, whose address is 14604 Dunbarton Drive, Upper Marlboro, MD 20772, was on November 3, 2023 appointed Personal Representative of the estate of Fred J. Greene, Jr., who died on July 15, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of May, 2024.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the

**LEGALS**

**SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ENID C OSBORNE**

Notice is given that Georgene C Osborne, whose address is 5207 Lackawanna Street, College Park, MD 20740, was on November 17, 2023 appointed personal representative of the small estate of Enid C Osborne who died on April 5, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim 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.

**GEORGENE C OSBORNE**  
Personal Representative

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

Estate No. 131421  
145969 (12-7)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DOREEN ALLEN**

Notice is given that Devin Doron Allen, whose address is 7013 Halleck Street, District Heights, MD 20747, was on November 9, 2023 appointed Personal Representative of the estate of Doreen Allen, who died on September 15, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of May, 2024.

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

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

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

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

**DEVIN DORON 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. 131195  
145899 (11-23,11-30,12-7)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JIMMY CHESTER FLOURNOY**

Notice is given that Sean Flournoy, whose address is 12700 Hancock Court, Upper Marlboro, MD 20774, was on August 16, 2023 appointed Personal Representative of the estate of Jimmy Chester Flournoy, who died on May 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 16th day of February, 2024.

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

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

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

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

**SEAN FLOURNOY**  
Personal Representative

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

Estate No. 128232  
145897 (11-23,11-30,12-7)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**VINCENT ONONOGBO**

Notice is given that Judith Ononogbo, whose address is 1412 Sacramento Street, Upper Marlboro, MD 20774, was on November 14, 2023 appointed Personal Representative of the estate of Vincent Ononogbo, who died on September 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 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 May, 2024.

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

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

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

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

**JUDITH ONONOGBO**  
Personal Representative

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

Estate No. 130937  
145896 (11-23,11-30,12-7)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILLIAM E RANDALL**

Notice is given that Chontae Randall, whose address is 1625 Roosevelt Avenue, Hyattsville, MD 20785, was on September 29, 2023 appointed Personal Representative of the estate of William E Randall who died on September 25, 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 29th day of March, 2024.

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

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

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

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

**CHONTAE RANDALL**  
Personal Representative

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

Estate No. 130845  
145893 (11-23,11-30,12-7)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MAE WILLIS HILL**

Notice is given that Troy Herman Hill Sr, whose address is 6500 Durnigan Drive, Clinton, MD 20735, was on November 27, 2023 appointed Personal Representative of the estate of Mae Willis Hill who died on October 25, 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 27th day of May, 2024.

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

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

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

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

**TROY HERMAN HILL SR.**  
Personal Representative

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

Estate No. 131181  
145980 (12-7,12-14,12-21)

**LEGALS**

Jacob Deaven  
110 North Washington Street  
Suite 500  
Rockville, MD 20850  
301-656-5775

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SCOTT ANDREW MOULTON SR**

Notice is given that Thomas J Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on November 27, 2023 appointed Personal Representative of the estate of Scott Andrew Moulton Sr, who died on November 4, 2019 without a will.

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

All persons 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.

**THOMAS J. KOKOLIS**  
Personal Representative

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

Estate No. 115334  
145986 (12-7,12-14,12-21)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOSE M ARGUETA**

Notice is given that Ana Del Carmen Cigliano Rivera, whose address is 17000 Lebanon St., Hyattsville, MD 20783, was on November 28, 2023 appointed Personal Representative of the estate of Jose M Argueta, who died on September 10, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of May, 2024.

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

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

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

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

**ANA DEL CARMEN  
CICILIANO RIVERA**  
Personal Representative

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

Estate No. 131506  
145983 (12-7,12-14,12-21)

Jacob Deaven, Esquire  
Parker, Simon & Kokolis, LLC  
110 N. Washington Street, Suite 500  
Rockville, MD 20850  
301-656-5775

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CEDRIC LIONEL TRAYLOR, II**

Notice is given that Thomas J Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on November 27, 2023 appointed Personal Representative of the estate of Cedric Lionel Traylor, II, who died on January 14, 2021 without a will.

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

All persons having 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.

**THOMAS J. KOKOLIS, ESQUIRE**  
Personal Representative

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

Estate No. 128167  
145987 (12-7,12-14,12-21)

Jacob Deaven, Esquire  
Parker, Simon & Kokolis, LLC  
110 N. Washington Street, Suite 500  
Rockville, MD 20850  
301-656-5775

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHIRLEY MAE SWEENEY**

Notice is given that Thomas J Kokolis Esq, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on November 27, 2023 appointed Personal Representative of the estate of Shirley Mae Sweeney, who died on December 30, 2021 without a will.

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

All persons having 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.

**THOMAS J. KOKOLIS, ESQUIRE**  
Personal Representative

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

Estate No. 127505  
145988 (12-7,12-14,12-21)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARION MARIE WILSON**

Notice is given that Bridgette C Wilson, whose address is 5503 Doris Court, Bladensburg, MD 20710, was on November 9, 2023 appointed Personal Representative of the estate of Marion Marie Wilson, who died on February 10, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of May, 2024.

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

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

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

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

**BRIDGETTE C WILSON**  
Personal Representative

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

Estate No. 131307  
145988 (11-23,11-30,12-7)

**NOTICE**

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

vs.

Estate of Maria E. Henriquez  
Defendant

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

**CIVIL NO. CAEF22-26704**

ORDERED, this 1st day of December, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9327 Fontana Drive, Lanham, Maryland 20706 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 2nd day of January, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of January, 2024, next.

The report states the amount of sale to be \$275,000.00.

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

145995 (12-7,12-14,12-21)

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**LEGALS**

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

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

**2109 WINTERGREEN AVENUE  
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated April 20, 2000 and recorded in Liber 13831, Folio 190, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$113,250.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 12, 2023 AT 11:21 AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,500.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest. (CGD File #: 458973)

Richard E. Solomon, et al.,  
Substitute Trustees



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

145881 (11-23,11-30,12-7)

**LEGALS**

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

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

**4640 QUIMBY AVENUE  
BELTSVILLE, MD 20705**

By authority contained in a Deed of Trust dated May 24, 2004 and recorded in Liber 20157, Folio 642 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$39,000.00, and an interest rate of 11.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 12, 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 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 \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 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 #: 459543)

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

Richard E. Solomon, et al.,  
Substitute Trustees



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

145883 (11-23,11-30,12-7)

**LEGALS**

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

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

**5434 MACBETH STREET  
HYATTSVILLE A/K/A LANDOVER, MD 20785**

By authority contained in a Deed of Trust dated December 30, 1993 and recorded in Liber 9289, Folio 332, and re-recorded at Liber 10091, Folio 46, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$74,932.00, and an interest rate of 7.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 12, 2023 AT 11:29 AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest. (CGD File #: 459257)

Richard E. Solomon, et al.,  
Substitute Trustees



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

145885 (11-23,11-30,12-7)

**LEGALS**

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

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

**8125 MURRAY HILL DRIVE  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Estate of Martha S. Delcid and Luis E. Delcid, dated November 18, 2005, and recorded in Liber recorded 23772; re-recorded 25812 at folio recorded 086; re-recorded 099 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

**DECEMBER 26, 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 dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 23-600316)

**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

145957 (12-7,12-14,12-21)

**LEGALS**

# The Prince George's Post

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**LEGALS**

**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

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

Improved by premises known as

12114 SAND WEDGE LN, UPPER MARLBORO, MD 20772

By virtue of the power and authority contained in a Deed of Trust from GLENDI A. CONTRERAS-CRUZ, dated April 27, 2018 and recorded in Liber 40848 at Folio 20 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, DECEMBER 15, 2023

AT 3:00 P.M.

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED EIGHTEEN (18), IN A SUBDIVISION KNOWN AS "PHELPS SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK REP 203 AT PLAT 66, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

PROPERTY ADDRESS: 12114 SAND WEDGE LANE, UPPER MARLBORO, MD 20772.

TAX ID #: 15-3641412.

TITLE INSURER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS\*\*\*

TERMS OF SALE: A deposit of \$22,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.500% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,  
AND ERICA T. DAVIS**

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer**  
14804 Main Street  
Upper Marlboro, MD 20772  
Phone#: 301-627-1002  
Auctioneer's Number # A00116

145917 (11-30,12-7,12-14)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ISAAC COATES JR

Notice is given that Ayisha Slaughter, whose address is 4607 Green Leaf Place, Bowie, MD 20716, was on October 31, 2023 appointed Personal Representative of the estate of Isaac Coates Jr who died on August 5, 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 April, 2024.

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

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

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

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

**AYISHA SLAUGHTER**  
Personal Representative

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

Estate No. 131201

145948 (11-30,12-7,12-14)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ELMO B SMITH

Notice is given that Noni Smith-Abbott, whose address is 7000 Westchester Drive, Camp Spring, MD 20748, was on November 16, 2023 appointed Personal Representative of the estate of Elmo B Smith who died on October 22, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of May, 2024.

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

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

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

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

**NONI SMITH-ABBOTT**  
Personal Representative

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

Estate No. 131400

145949 (11-30,12-7,12-14)

**LEGALS**

**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

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

Improved by premises known as

1113 WILBERFORCE CT, CAPITOL HEIGHTS, MD 20743

By virtue of the power and authority contained in a Deed of Trust from SAMANTHA L. LEACH and EUGENE C. LEACH, dated July 24, 2009 and recorded in Liber 30921 at Folio 601 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, DECEMBER 15, 2023

AT 3:10 P.M.

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED As Lot No. 18, as shown on the plat entitled "LOTS 1 THROUGH 24, PARCEL A, LINCOLNSHIRE" (the "Property") which plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book REP No. 213, folio 13.

TOGETHER WITH the right to use the bed of Wilberforce Court in Common with others entitled therein for ingress, egress and regress from or to Karen Boulevard, a public highway.

BEING the same parcel of ground which by Deed of even date herewith and intended to be recorded immediately prior hereto among the Land Records of Prince George's, was granted and conveyed by NVR, Inc. unto Eugene C. Leach and Samantha L. Leach, the within named borrowers, in fee simple.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,  
AND ERICA T. DAVIS**

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer**  
14804 Main Street  
Upper Marlboro, MD 20772  
Phone#: 301-627-1002  
Auctioneer's Number # A000560

145919 (11-30,12-7,12-14)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ALOYSIUS O'DONALD JONES

Notice is given that Rhonda Jones Robinson, whose address is 5900 Elsie Court, Clinton, MD 20735, and Sharon Jones Smith, whose address is 16931 Old Central Avenue, Upper Marlboro, MD 20774 were on November 7, 2023 appointed Co-Personal Representatives of the estate of Aloysius O'Donald Jones who died on June 21, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of May, 2024.

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

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

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

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

**RHONDA JONES ROBINSON  
SHARON JONES SMITH**  
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. 130366

145951 (11-30,12-7,12-14)

**LEGALS**

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

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

9713 FOX RUN DRIVE  
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Clifford E Hendking and Beatrice E Hendking aka Beatrice E Baskerville, dated August 26, 2005, and recorded in Liber 23341 at folio 101 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

DECEMBER 12, 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 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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 23-600031)

**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

145880 (11-23,11-30,12-7)

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**LEGALS**

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

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

805 GLACIER AVENUE  
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Christine E Mcgilvery and Shelyvia L. Mcgilvery, dated September 7, 2005, and recorded in Liber 22960 at folio 342 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

DECEMBER 10, 2023

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-35670)

**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

145916 (11-30,12-7,12-14)

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