

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC

Plaintiff

vs.

SHUAI YUAN;
XIAONING HE;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

3310 RUTGERS ST
HYATTSVILLE MD 20783

AND

Unknown Owner of the property 3310 RUTGERS ST described as follows: Property Tax ID 17-1930908 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005488

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

(TWN ANNEX 200 6-03 2007); 9,550 SQ FT & IMPS. UNIVERSITY HILLS LOT 4 BLK K Assmt \$308,000 Lib and Fl 31117/1 and assessed to SHUAI YUAN and XIAONING HE, also known as 3310 RUTGERS ST, HYATTSVILLE MD 20783 Tax Account No. 17-1930908.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

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

True Copy—Test:
Mahasin El Amin, Clerk
146031 (12-14,12-21,12-28)

Robert E. Richards
11253-B Lockwood Drive
Silver Spring, MD 20901
301-593-6220

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HERMES ALCIDES ARGUETA A/K/A HERMES ALCIDES ARGUETA SR.

Notice is given that Reina Argueta, whose address is 101 Stan Fey Drive, Upper Marlboro, MD 20774, was on November 16, 2023 appointed Personal Representative of the estate of Hermes Alcides Argueta a/k/a Hermes Alcides Argueta Sr., who died on January 22, 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 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, 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.

REINA ARGUETA
Personal Representative

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

Estate No. 131404

146061 (12-14,12-21,12-28)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC

Plaintiff

vs.

TL AND AV SOLUTIONS MANAGEMENT, LLC;
NEYER A. TORRICO;
SANDY SPRING BANK;
MARY ASBURY, TRUSTEE;
BARBARA A. NIXON, TRUSTEE;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

3525 MANORWOOD DR
HYATTSVILLE MD 20782

AND

Unknown Owner of the property 3525 MANORWOOD DR described as follows: Property Tax ID 16-1815836 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005490

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

2,434 SQ FT & IMPS WOOD MANOR LOT 19 BLK C Assmt \$265,467 Lib and Fl 7738/782 and assessed to TL AND AV SOLUTIONS MANAGEMENT, LLC and NEYER A. TORRICO, also known as 3525 MANORWOOD DR, HYATTSVILLE MD 20782 Tax Account No. 16-1815836.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

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

True Copy—Test:
Mahasin El Amin, Clerk
146032 (12-14,12-21,12-28)

Kathryn A. Whitehead, Esq.
109 Camden Street
Salisbury, Maryland 21801
410-543-2240

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROL ANN HALSO

Notice is given that Carolyn Halso, whose address is 32531 Herring Wood Drive, Dagsboro, DE 19939, was on November 17, 2023 appointed Personal Representative of the estate of Carol Ann Halso, who died on October 11, 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.

CAROLYN HALSO
Personal Representative

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

Estate No. 131414

146062 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

KHARI JAREL GIBSON IRREVOCABLE SUPPLEMENTAL NEEDS TRUST,
GLEN ALLEN HOMEOWNERS ASSOCIATION, INC.,
FED FUNDING MORTGAGE CORPORATION
FKA FEDERAL FUNDING MORTGAGE CORPORATION,
JIM FRATANGELO, TRUSTEE
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

3306 ALMADEN CT
BOWIE MD 20716

AND

Unknown Owner of the property 3306 ALMADEN CT described as follows: Property Tax ID 07-0769125 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005483

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

10543 SQ FT & IMPS MITCHELLVILLE EAST LOT 6 BLK Q Assmt 427,900 Lib and Fl 22064/26 and assessed to KHARI JAREL GIBSON IRREVOCABLE SUPPLEMENTAL NEEDS TRUST, also known as 3306 ALMADEN CT, BOWIE MD 20716 Tax Account No. 07-0769125.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

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

True Copy—Test:
Mahasin El Amin, Clerk
146030 (12-14,12-21,12-28)

Christopher J Martin
1 Research Court
Suite 450
Rockville, MD 20850
240-670-5522

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBA MAULANA KOROMA

Notice is given that Patricia Adama Koroma, whose address is 14914 Dennington Drive, Bowie, MD 20721, was on November 27, 2023 appointed Personal Representative of the estate of Barba Maulana Koroma, who died on July 26, 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.

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.

PATRICIA ADAMA KOROMA
Personal Representative

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

Estate No. 114583

146067 (12-14,12-21,12-28)

LM File No.: 2347-00005-J&Y Legal Group LLC

LEWIS MCDANIELS, LLC

50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

J & Y Legal Group LLC,
vs.
Plaintiff,

Carter Bey Investments; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lots 212.214 7,200.0000 Sq.Ft. Cedar Heights Assmt \$42,167 Lib 42733 Fl 257 and being identified on the Tax Roll as Parcel ID: 18-2042638, and which may be known as 6213 Kolb St., Capital Heights, MD 20743, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 212.214 7,200.0000 Sq.Ft. Cedar Heights Assmt \$42,167 Lib 42733 Fl 257 and being identified on the Tax Roll as Parcel ID: 18-2042638, and which may be known as 6213 Kolb St., Capital Heights, MD 20743,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005445 (TAX SALE)

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

described as Lots 212.214 7,200.0000 Sq.Ft. Cedar Heights Assmt \$42,167 Lib 42733 Fl 257 and being identified on the Tax Roll as Parcel ID: 18-2042638, and which may be known as 6213 Kolb St., Capital Heights, MD 20743.

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

It is thereupon this 5th day of December, 2023, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

MAHASIN EL AMIN

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

True Copy—Test:
Mahasin El Amin, Clerk

146040 (12-14,12-21,12-28)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BEVERLY ANN WOMACK

Notice is given that Mark Womack, whose address is 1505 Bryan Court, Waldorf, Maryland 20602, was on December 4, 2023 appointed Personal Representative of the estate of Beverly Ann Womack, who died on November 27, 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 4th day of June, 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.

MARK WOMACK
Personal Representative

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

Estate No. 131565

146063 (12-14,12-21,12-28)

LEGALS

LM File No.: 2347-00006-J&Y Legal Group LLC

LEWIS MCDANIELS, LLC

50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

J & Y Legal Group LLC,
vs.
Plaintiff,

The testate and intestate successors of Johnny G. Dobson, deceased, and all persons claiming by, through, or under the decedent; Harry C. Dobson, Co-Personal Representative of the Estate of Johnny Gene Dobson; Peggy McCann, Co-Personal Representative of the Estate of Johnny Gene Dobson; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lots 22 23 4,030.0000 Sq.Ft. Deanwood Park Blk B Assmt \$41,667 Lib 47857 Fl 502 and being identified on the Tax Roll as Parcel ID: 18-2013373, and which may be known as 4729 Mann St., Capital Heights, MD 20743, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 22 23 4,030.0000 Sq.Ft. Deanwood Park Blk B Assmt \$41,667 Lib 47857 Fl 502 and being identified on the Tax Roll as Parcel ID: 18-2013373, and which may be known as 4729 Mann St., Capital Heights, MD 20743,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005397 (TAX SALE)

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

described as Lots 22 23 4,030.0000 Sq.Ft. Deanwood Park Blk B Assmt \$41,667 Lib 47857 Fl 502 and being identified on the Tax Roll as Parcel ID: 18-2013373, and which may be known as 4729 Mann St., Capital Heights, MD 20743.

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

It is thereupon this 5th day of December, 2023, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

MAHASIN EL AMIN

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

True Copy—Test:
Mahasin El Amin, Clerk

146039 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

TIONA HARRISON,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

5111 FABLE ST
CAPITOL HEIGHTS MD 20743

AND

Unknown Owner of the property 5111 FABLE ST described as follows: Property Tax ID 18-2015956 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005499

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

and the State of Maryland to the Plaintiff in this proceeding:

LOT 1 EX 50 SQ FT LOTS 2.3 5,950 SQ FT & IMPS GR CAPITOL HEIGHTS BLK 36 Assmt \$229,233 Lib and Fl 9150/479 and assessed to TIONA HARRISON, also known as 5111 FABLE ST, CAPITOL HEIGHTS MD 20743 Tax Account No. 18-2015956.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

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 Duvall 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 "PHELIP'S 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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MILDRED VIRGINIA MERICA

Notice is given that Marvin E Merica, whose address is 9710 51st Place, College Park, MD 20740, was on September 11, 2023 appointed personal representative of the small estate of Mildred Virginia Merica who died on December 25, 2020 with a will.

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

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

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

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

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

MARVIN E MERICA
Personal Representative

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

Estate No. 130623
146043 (12-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**CLINTON J BLACK
AKA: CLINTON JAMES BLACK**

Notice is given that Rhutelia M Black, whose address is 4709 Cedell Place, Temple Hills, MD 20748, was on November 29, 2023 appointed personal representative of the small estate of Clinton J Black who died on December 17, 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 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 claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

RHUTELIA M BLACK
Personal Representative

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

Estate No. 129377
146044 (12-14)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff

vs.

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 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

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 redemption from tax sale on the property 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 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: 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.

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
145958 (12-7,12-14,12-21)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030 Plaintiff

vs.

CYNTHIA G STRAWBRIDGE,
CHIFAI CHENG,
UTILITY FUNDING, LLC
GLENN ESTATES COMMUNITY
ASSOCIATION, INC.,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

6322 KINSEY TERRACE
LANHAM MD 20706

AND

Unknown Owner of the property 6322 KINSEY TERRACE described as follows: Property Tax ID 14-1576354 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005508**

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

PLAT 14 10,500 SQ FT & IMPS
GLENN ESTATES LOT 10 BLK F
Assmt \$478,800 Lib and FI
37732/130 and assessed to CYNTHIA G STRAWBRIDGE ET AL, also known as 6322 KINSEY TERRACE, LANHAM MD 20706, Tax Account No. 14-1576354.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146005 (12-14,12-21,12-28)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
THERESA ANN PAIR

Notice is given that Pamela Pair-Brown, whose address is 5201 58th Ave, Hyattsville, MD 20781, was on October 24, 2023 appointed personal representative of the small estate of Theresa Ann Pair, who died on September 6, 2023 without a will.

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

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

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

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

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

PAMELA PAIR-BROWN
Personal Representative

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

Estate No. 131112
146046 (12-14)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030 Plaintiff

vs.

ROBERT L HAMLETT, JR,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

6403 COUNTRY CLUB CT
LANDOVER, MD 20785

AND

Unknown Owner of the property 6403 COUNTRY CLUB CT described as follows: Property Tax ID 13-1494582 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005509**

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

ESTATES 6,648 SQ. FT. & IMPS
OLDE BEAVER DAM LOT 35 BLK A
Assmt \$211,700 Lib and FI
46353/63 and assessed to ROBERT L HAMLETT, JR, also known as 6403 COUNTRY CLUB CT, LANDOVER, MD 20785, Tax Account No. 13-1494582.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146006 (12-14,12-21,12-28)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RUTH NAOMI RHONE

Notice is given that Angela Rhone, whose address is 2701 East Aragon Blvd, Unit 1, Sunrise, FL 33313, was on November 7, 2023 appointed personal representative of the small estate of Ruth Naomi Rhone who died on October 14, 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 claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

ANGELA RHONE
Personal Representative

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

Estate No. 131256
146042 (12-14)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030 Plaintiff

vs.

THE TESTATE AND INTESTATE
SUCCESSORS OF JENNIFER
JOSEPH, DECEASED, AND ALL
PERSONS CLAIMING BY,
THROUGH OR UNDER THE
DECEDENT

AND

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

6602 GREENLAND ST

AND

Unknown Owner of the property 6602 GREENLAND ST described as follows: Property Tax ID 02-0182378 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY,
MARYLAND

Defendants

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005510**

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

9327 SQ FT & IMPS, BEACON
HEIGHTS LOT 8 BLK R Assmt
\$300,100 Lib and FI 4827/356 and assessed to JENNIFER and MAHABIL JOSEPH, also known as 6602 GREENLAND ST, Tax Account No. 02-0182378.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146007 (12-14,12-21,12-28)

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LEGALS

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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

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

**5110 LUDLOW DRIVE
TEMPLE HILLS, MD 20748**

By authority contained in a Deed of Trust dated December 30, 2015 and recorded in Liber 37806, Folio 238, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$317,460.00, 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

JANUARY 2, 2024 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 \$28,000.00 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

146001 (12-14,12-21,12-28)

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 IRAHETA MARTINEZ, is hereby notified that the Plaintiff, has filed a Complaint for Custody and Request for Special Immigrant Juvenile Status (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 consecutive weeks and provide proof of publication to the Court; and it is further

ORDERED, said posting to be completed by the 28th day of December, 2023, and it is further;

ORDERED that the DEFENDANT, ERICK IRAHETA MARTINEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 27th DAY OF JANUARY, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
145955 (12-7,12-14,12-21)

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.

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.

**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)

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.
William A. Miller
6012 Hope Drive
Temple Hills, MD 20748
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 22-00441**

Notice is hereby given this 8th day of December, 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 8th day of January, 2024, 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 8th day of January, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$331,855.51. The property sold herein is known as 6012 Hope Drive, Temple Hills, MD 20748.

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

True Copy—Test:
Mahasin El Amin, Clerk

146070 (12-14,12-21,12-28)

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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 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 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 LAN-DOVER 20785.

**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 LAN-DOVER 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)

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,

**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)

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.

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.

**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.

**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.

**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

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

MOHAMMAD HAQUE
MAHMUDUL HAQUE,
MASUDA HAQUE, AND
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

7200 EXBURY CT
LAUREL MD 20707

AND

Unknown Owner of the property 7200 EXBURY CT described as follows: Property Tax ID 10-3048303 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005517

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

13,755 SQ FT & IMPS. THE VILLAGES AT WE LOT 9 Assmt \$389,300 Lib and Fl 47622/59 and assessed to MOHAMMAD HAQUE and ET AL., also known as 7200 EXBURY CT, LAUREL MD 20707, Tax Account No. 10-3048303.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146012 (12-14,12-21,12-28)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

RASHELL HUNTER;
ROCKET MORTGAGE, LLC FKA
QUICKEN LOANS, LLC;
HEATHER LOVIER, TRUSTEE;
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

7509 PUTT RD
FORT WASHINGTON MD 20744

AND

Unknown Owner of the property 7509 PUTT RD described as follows: Property Tax ID 09-0850370 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005520

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

16,336 SQ FT & IMPS. PAYNES SUB LOT 3 Assmt \$280,300 Lib and Fl 46829/214 and assessed to RASHELL HUNTER, also known as 7509 PUTT RD, FORT WASHINGTON MD 20744, Tax Account No. 09-0850370.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146014 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

ZACARIAS VELASQUEZ MEJIA;
ENMA YOLANDA ROSALES
SARMIENTO
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

11514 MONTGOMERY CT
BELTSVILLE MD 20705

AND

Unknown Owner of the property 11514 MONTGOMERY CT described as follows: Property Tax ID 01-0015339 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005528

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

11,407 SQ FT & IMPS. BIRMINGHAM TERRACE LOT 7 Assmt 352,000 Lib and Fl 41374/417 and assessed to ZACARIAS VELASQUEZ MEJIA ET AL, also known as 11514 MONTGOMERY CT, BELTSVILLE MD 20705, Tax Account No. 01-0015339.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146017 (12-14,12-21,12-28)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

THE ESTATE OF MAE WILLIS HILL;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

11403 MIFFLIN CT
FORT WASHINGTON MD 20744

AND

Unknown Owner of the property 11403 MIFFLIN CT described as follows: Property Tax ID 05-0298992 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005527

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

10,335 SQ FT & IMPS. VALLEY VIEW LOT 5 BLK D Assmt \$314,900 Lib and Fl 4511/804 and assessed to HILL JOSPEH W & MAE W., also known as 11403 MIFFLIN CT, FORT WASHINGTON MD 20744, Tax Account No. 05-0298992.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146016 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

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

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 an 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)

ORDER OF PUBLICATION

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

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 HOUS E; 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 HOUS E; 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)

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

**6511 FOSTER STREET
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated September 25, 2017 and recorded in Liber 40378, Folio 73, and re-recorded in Liber 43697, Folio 147, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$191,798.00, and an interest rate of 3.875%, 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

JANUARY 2, 2024 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 \$18,000.00 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

146041

(12-14,12-21,12-28)

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 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 \$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 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 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

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff
vs.

MUHAMMAD B QAYYUM;
LOWER, LLC FKA HOMESIDE FINANCIAL, LLC;
MICHAEL BAYNES, TRUSTEE;
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.;
PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

6802 MIDDLEFIELD TERRACE
FORT WASHINGTON MD 20744

AND

Unknown Owner of the property 6802 MIDDLEFIELD TERRACE described as follows: Property Tax ID 12-1223080 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005512

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

9,973 SQ FT & IMPS. STONEGATE-PLAT OF LOT 3 BLK P Assmt \$324,700 Lib and Fl 39106/505 and assessed to MUHAMMAD B QAYYUM, also known as 6802 MIDDLEFIELD TERRACE, FORT WASHINGTON MD 20744, Tax Account No. 12-1223080.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146008 (12-14-12-21,12-28)

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff
vs.

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
vs.

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
vs.

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)

Serving Prince George's County Since 1932

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff
vs.

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
vs.

DOROTHY PEARSON

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

JOSEPHINE BROWN PR FOR ES-TATE 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
vs.

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

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
vs.

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

IN THE CIRCUIT COURT FOR

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
vs.

TYRONE R FRANKLIN PR OF ES-TATE 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

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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)

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
GEORGE BOWERS

Notice is given that Ebony Kono-hia, 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 KONO-HIA
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

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:
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:
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

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: **12/26/2023.**

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

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

1999 DODGE DAKOTA MD 2DT3660 1B7GL22X0S104854

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

2008 HONDA ACCORD VA 57710B 1HGCP26858A083773
2006 FORD F-150 MD 1ER2227 1FTRW12W46KD92894
2002 ACURA TL MD 7CX4988 JH4KA96572C005113
2006 HONDA ODYSSEY MD 4DP1611 5FNRL38716B063216
2013 HONDA ODYSSEY MD 6BB4703 5FNRL5H27D8051567
2005 DODGE GRAND MD 7CD8296 2D4GP44L05R599987

2003 MITSUBISHI MONTERO VA UFB3586 JA4LS21H03J026064
2009 FORD FOCUS VA TWT5767 1FAHP35N09W222610
2005 MERCURY GRAND MD 5DA3211 2MEFM74W85X605252
2004 BUICK PARK AVE MD 2EJ9381 1G4CU541744109616
2010 NISSAN ROGUE DC GS1215 JN8AS5MV0AW129828

146071 (12-14)

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

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff
v. Plaintiff

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.

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. Plaintiff

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

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

v.

Roger R. Blunt

AND

Roger R. Blunt, Personal Representative for the Estate of De Rosette Blunt
5716 Kenfield Lane
Upper Marlboro, MD 20772
Defendant

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

Case No. CAEF 21-14756

Notice is hereby given this 5th day of December, 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 5th day of January, 2024, 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 5th day of January, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$739,303.34. The property sold herein is known as 5716 Kenfield Lane, Upper Marlboro, MD 20772.

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

True Copy—Test:
Mahasin El Amin, Clerk
146019 (12-14,12-21,12-28)

ORDER OF PUBLICATION

NAR Solutions, Inc Plaintiff
vs. Plaintiff

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)

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.

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

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff
v. Plaintiff

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

Defendants

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)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

MAYA CLARK;
MARCO CLARK;
HOMETOWN LENDERS, INC.;
MARYLAND TITLE WORKS,
TRUSTEE
MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC.;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

6702 LAKE PARK DR, UNIT 3A
GREENBELT MD 20770

AND

Unknown Owner of the property 6702 LAKE PARK DR, UNIT 3A described as follows: Property Tax ID 21-3108289 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY

CASE NO.: C-16-CV-23-005514

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

PHASE 2 BLDG 1 UNIT 3A, 1,657 SQ. FT. & IMPS GREENBELT LAKE VIL Assmt \$211,133 Lib and Fl

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

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 Shelvia 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 19, 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)

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: **12/25/2023.**

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**

2020 GMC TERRAIN 3GKALPEV7LL106305

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

2021 GMC SAVANA 1GTW7AFP4M1185704
2021 CHEVROLET SILVERADO 3GCNWAEEF7MG210569

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

2022 CHEVROLET SILVERADO 3GCNAAED9NG633328
2001 FORD MUSTANG VA 12T803 1FAFP40431F136501
2011 CHEVROLET IMPALA DC FV2033 2G1WF5EK3B1314032
2017 FORD FIESTA 3FADP4BJ7HM131306

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

2016 DODGE CHARGER 2C3CDXEJ4GH301893
2021 CHEVROLET SILVERADO 3GCNWAEEFXMG474871
2007 LAND ROVER RANGE ROVER SALMF15467A261437
2019 DODGE DURANGO MD EX5741 1C4RDJEG2KC691850
2006 CHEVROLET COLORADO 1GCCS146868213557
2017 CHEVROLET TRAVERSE 1GNKVGKD4HJ143338
2023 LAND ROVER RANGE ROVER SALVN2B9DH474015

146072 (12-14)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

HERIBERTO L FLORES;
HARVARD HOME MORTGAGE,
INC.;
GARY HART, TRUSTEE;
DARLENE A. BULL, TRUSTEE;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

7100 QUILL LN
LAUREL MD 20707

AND

Unknown Owner of the property 7100 QUILL LN described as follows: Property Tax ID 10-1013655 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005516**

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

19,494 SQ FT & IMPS FARMLETS LOT 5 Assmt \$262,100 Lib and FI 45530/363 and assessed to HERIBERTO L FLORES, also known as 7100 QUILL LN, LAUREL MD 20707, Tax Account No. 10-1013655.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146011 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

MARY LUZ AVILA;
LAUREL OAKS CONDOMINIUM
ASSOCIATION, INC.;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

15031 LAUREL OAKS LN, UNIT 67
LAUREL MD 20707

AND

Unknown Owner of the property 15031 LAUREL OAKS LN, UNIT 67 described as follows: Property Tax ID 10-0993170 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005536**

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

3,615 SQ FT & IMPS LAUREL OAKS CONDO UNIT 67 Assmt \$250,000 Lib and FI 46052/318 and assessed to MARY LUZ AVILA and, also known as 15031 LAUREL OAKS LN, UNIT 67, LAUREL MD 20707, Tax Account No. 10-0993170.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146018 (12-14,12-21,12-28)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
YVES ROBERT ROULEAU
Estate No.: 128645**

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas George Stratton for judicial probate of the copy of the will dated 03/28/2003 with different font and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 1, 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

146050 (12-14,12-21)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
LESTER D. HARRIS
Estate No.: 129272**

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Steven T. Greenblat 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 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

146049 (12-14,12-21)

LEGALS

Notice of Self Storage Sale

Please take notice SecureSpace Self-Storage Lanham located at 10108 Greenbelt Road Lanham MD 20706 intends to hold an Auction of storage units in default of payment. The sale will occur as an online auction via www.storage-treasures.com on 12/21/2023 at 12:00PM. Unit #0017; Unit #1059; Unit #1066; Unit #2241; Unit #3304; Unit #3350; Unit #3383; Unit #3618; Unit #3624; Unit #5563; Unit #B185; Unit #B264; Unit #B289; Unit #B320; Unit #B379; Unit #B518; Unit #B520; Unit #B526. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

145998 (12-14)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

THE ESTATE OF CAROLYN MAE BASTIAN
S/O NYIA BASTIAN, PERSONAL REPRESENTATIVE
AND
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

7400 CRANE PL.
LANDOVER, MD 20785

AND

Unknown Owner of the property 7400 CRANE PL described as follows: Property Tax ID 18-2051464 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005519**

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

2,451 SQ FT & IMPS. WILLOW HILLS- RESU LOT 19 BLK A Assmt \$240,433 Lib and FI 7131/286 and assessed to THE ESTATE OF CAROLYN MAE BASTIAN, NYIA BASTIAN, PERSONAL REPRESENTATIVE, also known as 7400 CRANE PL, LANDOVER, MD 20785, Tax Account No. 18-2051464.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146013 (12-14,12-21,12-28)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

MARILYN M CORDER,
INDUSTRIAL BANK,
JOHN GAMBLE, TRUSTEE,
LINWOOD WHITE, TRUSTEE,
PRINCE PLACE AT NORTHAMP-
TON CONDO II, INC.,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

10017 CAMPUS WAY, UNIT 116
UPPER MARLBORO MD 20774

AND

Unknown Owner of the property 10017 CAMPUS WAY, UNIT 116 described as follows: Property Tax ID 13-1518927 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005526**

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

5,131 SQ FT & IMPS PRINCE PLACE AT UNIT 116 BLDG 16 Assmt 195,000 Lib and FI 32640/346 and assessed to MARILYN M CORDER, also known as 10017 CAMPUS WAY, UNIT 116, UPPER MARLBORO MD 20774, Tax Account No. 13-1518927.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146015 (12-14,12-21,12-28)

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

Kevin 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 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 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

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
2007	Mercury	Milan	3MEHM08147R602459
2023	Toyota	Camry	4T1C11AK8PU779419
1997	Lexus	SC	JT8CD32Z0V0039062
2011	BMW	X5	5UXZV8C51BL421661
2020	Freightliner	Cascadia 126	3AKJHHD6L6SLP7159
2011	Hyundai	Accent	KMHCM3ACXBU189257
2004	Toyota	Highlander	JTEEP21A140007304

145999 (12-14)

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)

The Prince George's Post Newspaper

Call

301-627-0900

or

Fax

301-627-6260

Have a Very

Safe Weekend

LEGALS

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)

Mary Paloger, Esq.
East Coast Legal Group
717 D St., NW, Suite 300
Washington, DC 20004
571-395-6122

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUNE ANTONIETTE WATSON

Notice is given that Jeffrey Watson, whose address is 3804 Valley Wood Ct, Ft Washington, MD 20744, was on November 21, 2023 appointed Personal Representative of the estate of June Antoniette Watson, who died on February 2, 2008 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 21st 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.

JEFFREY WATSON
Personal Representative

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

Estate No. 131147

145982 (12-7,12-14,12-21)

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. Plaintiffs
Mana Sherman, a/k/a
Fewah 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)

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)

LEGALS

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.

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.

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)

*Serving
Prince George's
County Since 1932*

LEGALS

NOTICE

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

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)

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)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GRACE MILLS BERRY

Notice is given that Hilton Earl Mills, Jr, whose address is 10406 Grandhaven Avenue, Upper Marlboro, MD 20772, was on November 17, 2023 appointed Personal Representative of the estate of Grace Mills Berry who died on March 27, 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 17th 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.

HILTON EARL MILLS, JR
Personal Representative

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

Estate No. 131415

145950 (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)

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 El-dridge 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)

**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)

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.

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.

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
KATRINKA V. PERRY

Notice is given that Dominique D. Perry, whose address is 4501 Brown Station Road, Upper Marlboro, 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
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

**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:

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 Cicaliario 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)

**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

LM File No.: 2347-0001-J&Y Legal Group LLC

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

ORDER OF PUBLICATION

J & Y Legal Group LLC, Plaintiff,
vs.

Advantage Realty LLC; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 5,225,0000 Sq.Ft. Dillon Park Lot 13 Blk 4 Assmt \$45,167 Lib 43163 Fl 162 and being identified on the Tax Roll as Parcel ID: 06-0457952, and which may be known as 1913 Billings Ave., Capital Heights, MD 20743, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 5,225,0000 Sq.Ft. Dillon Park Lot 13 Blk 4 Assmt \$45,167 Lib 43163 Fl 162 and being identified on the Tax Roll as Parcel ID: 06-0457952, and which may be known as 1913 Billings Ave., Capital Heights, MD 20743, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005511 (TAX SALE)

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

described as 5,225,0000 Sq.Ft. Dillon Park Lot 13 Blk 4 Assmt \$45,167 Lib 43163 Fl 162 and being identified on the Tax Roll as Parcel ID: 06-0457952, and which may be known as 1913 Billings Ave., Capital Heights, MD 20743.

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

It is thereupon this 5th day of December, 2023, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146004 (12-14,12-21,12-28)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELSIE MAY ANDERSON

Notice is given that Jacqueline Anderson, whose address is 9318 Edmonston Road, #201, Greenbelt, MD 20770, and Gail Anderson Olakunle whose address is 3336 Pumphrey Drive, Forestville, MD 20747, were on November 27, 2023 appointed Co-Personal Representatives of the estate of Elsie May Anderson, who died on January 5, 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 co-personal representatives or the attorney.

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.

**JACQUELINE ANDERSON
GAIL ANDERSON OLAKUNLE**
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. 128026

145989 (12-7,12-14,12-21)

LM File No.: 2347-0007-J&Y Legal LLC

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

ORDER OF PUBLICATION

J & Y Legal Group LLC, Plaintiff,
vs.

Benjamin F. Fantroy, Sr., Personal Representative of the Estate of Shirley Lee Fantroy; The testate and intestate successors of Shirley Fantroy, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Heights 4,000.0000 Sq.Ft. North Fairmont Hei Lot 26 Blk B Assmt \$41,667 Lib 06871 Fl 505 and being identified on the Tax Roll as Parcel ID: 18-2056166, and which may be known as Vacant lot on 59th Ave., Capital Heights, MD 20743, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Heights 4,000.0000 Sq.Ft. North Fairmont Hei Lot 26 Blk B Assmt \$41,667 Lib 06871 Fl 505 and being identified on the Tax Roll as Parcel ID: 18-2056166, and which may be known as Vacant lot on 59th Ave., Capital Heights, MD 20743, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005513 (TAX SALE)

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

described as Heights 4,000.0000 Sq.Ft. North Fairmont Hei Lot 26 Blk B Assmt \$41,667 Lib 06871 Fl 505 and being identified on the Tax Roll as Parcel ID: 18-2056166, and which may be known as Vacant lot on 59th Ave., Capital Heights, MD 20743.

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

It is thereupon this 5th day of December, 2023, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146009 (12-14,12-21,12-28)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff
vs.

**HALLOWAY HOLDINGS, LLC;
PRINCE GEORGE'S COUNTY,
MARYLAND**

AND

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

3133 PYLES DR
UPPER MARLBORO MD 20774

AND

Unknown Owner of the property 3133 PYLES DR described as follows: Property Tax ID 15-1725076 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005484

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

25,223 SQ FT & IMPS. ROBBSHIRE ACRES LOT 4 BLK G Assmt \$243,000 Lib and Fl 45424/100 and assessed to HALLOWAY HOLDINGS, LLC, also known as 3133 PYLES DR, UPPER MARLBORO MD 20774, Tax Account No. 15-1725076.

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 4th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146003 (12-14,12-21,12-28)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: CHARLOTTE HARRIETT BROWN

Estate No.: 128852

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Charlese Berry 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 **February 9, 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

146053 (12-14,12-21)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: MILTON JOSHUA BOWEN, JR.

Estate No.: 129258

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Timothy Peter Kruzic for judicial probate of the will dated **February 15, 2010**, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 21, 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

146054 (12-14,12-21)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

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

AND

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

5002 BARNABY LN
OXON HILL MD 20745

AND

Unknown Owner of the property 5002 BARNABY LN described as follows: Property Tax ID 12-1251123 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005496

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

SW HALF LOT 15 18,962 SQ.FT. & IMPS BARNABY MANOR OAKS Assmt \$267,300 Lib and Fl 35758/223 and assessed to GEORGE LINDSAY and, also known as 5002 BARNABY LN, OXON HILL MD 20745 Tax Account No. 12-1251123.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146034 (12-14,12-21,12-28)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: TAMIKA ELAINE COOK

Estate No.: 129978

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Dustin Quarles 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 **February 7, 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

146051 (12-14,12-21)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

**PHILIP A TAZL,
PRINCE GEORGE'S COUNTY,
MARYLAND**

AND

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

6002 CAMILLO CT
RIVERDALE MD 20737

AND

Unknown Owner of the property 6002 CAMILLO CT described as follows: Property Tax ID 21-2755908 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005506

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

6534 SQ FT & IMPS PARKCREST LOT 16 Assmt \$443,067 Lib and Fl 11168/17 and assessed to PHILIP A TAZL, also known as 6002 CAMILLO CT, RIVERDALE MD 20737 Tax Account No. 21-2755908.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146037 (12-14,12-21,12-28)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: DANIEL R. CALDWELL, SR.

Estate No.: 129459

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Latisha Caldwell and Daniel R. Caldwell, Jr. for judicial probate for the appointment of a successor personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 9, 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

146052 (12-14,12-21)

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LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

DOUGLAS HARVEY
AND
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

1216 LARCHMONT AVE
CAPITOL HEIGHTS MD 20743

AND

Unknown Owner of the property 1216 LARCHMONT AVE described as follows: Property Tax ID 18-2008365 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005469

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

LOTS 67.68 4,000 SQ FT & IMPS GR CAPITOL HEIGHTS BLK 48 Assmt \$166,600 Lib and FI 6260/982 and assessed to DOUGLAS HARVEY, also known as 1216 LARCHMONT AVE, CAPITOL HEIGHTS MD 20743 Tax Account No. 18-2008365.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146020 (12-14,12-21,12-28)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

THE ESTATE OF LILLIE D. COLEMAN,
NIERRIE COLEMAN, PERSONAL REP;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

1414 FARMINGDALE AVE
CAPITOL HEIGHTS MD 20743

AND

Unknown Owner of the property 1414 FARMINGDALE AVE described as follows: Property Tax ID 18-2098945 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005470

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

6,004 SQ FT CHAPEL OAKS LOT 2 BLK EYE Assmt \$199,967 Lib and FI 4486/375 and assessed to LILLIE D. COLEMAN and CHARLES R. SPENCER, PERSONAL REP., also known as 1414 FARMINGDALE AVE, CAPITOL HEIGHTS MD 20743 Tax Account No. 18-2098945.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146021 (12-14,12-21,12-28)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC

vs. Plaintiff

THE ESTATE OF EVELYN
LENORA HOLLAND;
SIGNAL FINANCIAL FEDERAL
CREDIT UNION;
FRANCOIS VERLEYSEN,
TRUSTEE;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

1504 PEBBLE BEACH DR
BOWIE MD 20721

AND

Unknown Owner of the property 1504 PEBBLE BEACH DR described as follows: Property Tax ID 13-1511468 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005471

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

10,376 SQ FT & IMPS NEWBRIDGE PLAT 7 LOT 4 BLK EYE Assmt \$367,833 Lib and FI 6785/874 and assessed to HUNDEMER ROBERT W JR ETAL, also known as 1504 PEBBLE BEACH DR, BOWIE MD 20721 Tax Account No. 13-1511468.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146022 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

ARTHUR WASHINGTON;
MARY B. WASHINGTON;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

2104 INGRAHAM ST
HYATTSVILLE MD 20782

AND

Unknown Owner of the property 2104 INGRAHAM ST described as follows: Property Tax ID 17-1931138 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005472

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

7377 SQ FT & IMPS. AVONDALE TERRACE LOT 6 BLK D Assmt \$333,700 Lib and FI 14529/478 and assessed to ARTHUR C. WASHINGTON and MARY B. WASHINGTON, also known as 2104 INGRAHAM ST, HYATTSVILLE MD 20782 Tax Account No. 17-1931138.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146023 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC

vs. Plaintiff

JOSE S URQUILLA;
BLANCA D. URQUILLA;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

2123 RUATAN ST
HYATTSVILLE MD 20783

AND

Unknown Owner of the property 2123 RUATAN ST described as follows: Property Tax ID 17-1908813 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005473

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

8,802 SQ FT & IMPS. ADELPHI HILLS LOT 10 BLK E Assmt \$285,800 Lib and FI 14529/478 and assessed to JOSE S URQUILLA and BLANCA D. URQUILLA, also known as 2123 RUATAN ST, HYATTSVILLE MD 20783 Tax Account No. 17-1908813.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146024 (12-14,12-21,12-28)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

ALICE M. SZULIST LIVING TRUST D.
5/12/11;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

2515 KENHILL DR
BOWIE MD 20715

AND

Unknown Owner of the property 2515 KENHILL DR described as follows: Property Tax ID 07-0715425 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005475

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

13,201 SQ FT & IMPS. KENILWORTH AT LOT 2 BLK 95 Assmt \$322,300 Lib and FI 35582/127 and assessed to ALICE M. SZULIST LIVING, also known as 2515 KENHILL DR, BOWIE MD 20715 Tax Account No. 07-0715425.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146025 (12-14,12-21,12-28)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLARENCE MILES

Notice is given that Clarence Miles Jr, whose address is 311 Tennessee Avenue NE, Washington, DC 20002, was on June 5, 2023 appointed personal representative of the small estate of Clarence Miles, who died on June 20, 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 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 claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

CLARENCE MILES JR
Personal Representative

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

Estate No. 129335
146047 (12-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT ARTHUR BARROW

Notice is given that Nancy Louise Shiplett, whose address is 2 Oranmore Avenue, Rehoboth, DE 19971, was on December 4, 2023 appointed personal representative of the small estate of Robert Arthur Barrow, who died on May 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 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 claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

NANCY LOUISE SHIPLETT
Personal Representative

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

Estate No. 130943
146048 (12-14)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA RAMDASS

Notice is given that Shekira Ramdass, whose address is 843 Faraway Court, Bowie, MD 20721, was on November 15, 2023 appointed Personal Representative of the estate of Patricia Ramdass 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 15th day of May, 2024.

All persons having claims 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.

SHEKIRA RAMDASS
Personal Representative

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

Estate No. 131396
146057 (12-14,12-21,12-28)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY ANN RINEHART-GUEST

Notice is given that Steffanie Johnson, whose address is 11612 Stewart Lane, Apt. 101, Silver Spring, MD 20904, was on December 1, 2023 appointed Personal Representative of the estate of Shirley Ann Rinehart-Guest who died on November 11, 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 1st day of June, 2024.

All persons having claims 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.

STEFFANIE JOHNSON
Personal Representative

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

Estate No. 131505
146058 (12-14,12-21,12-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTHONY PRESTON MCCASKILL

Notice is given that Larae McCaskill, whose address is 9201 Linhurst Dr, Clinton, MD 20735, was on November 30, 2023 appointed Personal Representative of the estate of Anthony Preston McCaskill, who died on August 7, 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 30th day of May, 2024.

All persons having claims 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.

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC

vs. Plaintiff

DARIAN L MORGAN;
HAMLET WOODS CONDOMINIUM,
INC.;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

4416 BLUE HERON WAY, U 4416
BLADENSBURG MD 20710

AND

Unknown Owner of the property 4416 BLUE HERON WAY, U 4416 described as follows: Property Tax ID 02-3245339 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005494

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

5,535 SQ FT & IMPS. HAMLET WOODS A CON UNIT 4416 Assmt \$211,267 Lib and FI 13259/203 and assessed to DARIAN L MORGAN, also known as 4416 BLUE HERON WAY, U 4416, BLADENSBURG MD 20710 Tax Account No. 02-3245339.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146033 (12-14,12-21,12-28)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC

vs. Plaintiff

THE ESTATE OF ELOISE KING,
S/O: ARTHUR BUTTS, PERSONAL REPRESENTATIVE
TRUIST BANK;
JOVETTA WOODARD, TRUSTEE;
PATRICIA ROBINSON, TRUSTEE;
A & C BUILDERS, INC.;
JAMES C. LOCKARD, TRUSTEE;
JOHN J. SIMMONS, TRUSTEE;
PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

2813 OXON PARK ST
TEMPLE HILLS MD 20748

AND

Unknown Owner of the property 2813 OXON PARK ST described as follows: Property Tax ID 06-0513663 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005478

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

6,905 SQ FT & IMPS. KING JOHN B. & ELOISE GOOD HOPE HILLS LOT 147 BLK F Assmt \$240,000 Lib and FI 4822/816 and assessed to KING JOHN B. & ELOISE, also known as 2813 OXON PARK ST, TEMPLE HILLS MD 20748 Tax Account No. 06-0513663.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146027 (12-14,12-21,12-28)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

FUNKE OLOYEDE;
U.S. BANK, N.A., AS TRUSTEE FOR HOME EQUITY ASSET TRUST 2006-4
HOME EQUITY PASS THROUGH CERTIFICATES, SERIES 2006-4;
MARK H. WITTSTADT, TRUSTEE;
GERARD WM. WITTSTADT, JR., TRUSTEE;
PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

2919 CHEVERLY OAKS CT
HYATTSVILLE MD 20785

AND

Unknown Owner of the property 2919 CHEVERLY OAKS CT described as follows: Property Tax ID 02-0129478 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005480

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

6,881 SQ FT & IMPS. CHEVERLY OAKS I-PL LOT 13 BLK B Assmt \$392,500 Lib and FI 14031/553 and assessed to FUNKE OLOYEDE, also known as 2919 CHEVERLY OAKS CT, HYATTSVILLE MD 20785 Tax Account No. 02-0129478.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146028 (12-14,12-21,12-28)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

IAN DAVIS;
JESSICA NZOMO;
ROSEDALE TOWNS HOME OWNERS ASSOCIATION;
DUNHILL UTILITIES, LLC;
TRUIST BANK
FKA SUNTRUST BANK, NA;
DEBBIE MARSTEINER, TRUSTEE;
PATRICIA HARVEY, TRUSTEE;
PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

3114 GALLOP WAY
FORT WASHINGTON MD 20744

AND

Unknown Owner of the property 3114 GALLOP WAY described as follows: Property Tax ID 12-3524428 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005482

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

1800 SQ FT ROSEDALE ESTATES I LOT 18 BLK A Assmt \$307,333 Lib and FI 44722/174 and assessed to IAN DAVIS ET AL, also known as 3114 GALLOP WAY, FORT WASHINGTON MD 20744 Tax Account No. 12-3524428.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146029 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC

vs. Plaintiff

ALEC J GUDGER;
EMMA GUDGER;
ARGENT MORTGAGE COMPANY, LLC
VALORIE KACHERIAN, TRUSTEE;
PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

2705 SHAWN CT
FORT WASHINGTON MD 20744

AND

Unknown Owner of the property 2705 SHAWN CT described as follows: Property Tax ID 05-0297499 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005477

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

ESTATES; 10,000 SQ FT & IMPS. ROSE VALLEY ESTATE LOT 19 BLK S Assmt \$327,567 Lib and FI 22061/457 and assessed to ALEC J GUDGER and EMMA GUDGER, also known as 2705 SHAWN CT, FORT WASHINGTON MD 20744 Tax Account No. 05-0297499.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146026 (12-14,12-21,12-28)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

ERIC ASANANSI

AND

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

6117 BALFOUR DR
HYATTSVILLE MD 20782

AND

Unknown Owner of the property 6117 BALFOUR DR described as follows: Property Tax ID 17-1853076 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005507

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

5,850 SQ FT & IMPS CARRINGTON LOT 5 BLK B Assmt \$396,367 Lib and FI 38563/569 and assessed to ERIC ASANANSI, also known as 6117 BALFOUR DR, HYATTSVILLE MD 20782 Tax Account No. 17-1853076.

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 5th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 29th day of December, 2023, warning all persons interested in the property to appear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146038 (12-14,12-21,12-28)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROBERT WILLIAMS

Notice is given that Robert Gunthard, whose address is 477 Blackberry Lane, McConnellsburg, PA 17233, and Debra Williams, whose address is 11410 Grago Dr, Fort Washington, MD 20744, were on November 15, 2023 appointed Co-Personal Representatives of the estate of Robert Williams, who died on October 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 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 15th 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.

ROBERT GUNTHARD
DEBRA WILLIAMS
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. 131399

146069 (12-14,12-21,12-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RODERICK ANTON COLE, JR.

Notice is given that Nora Gaines, whose address is 5480 S. Cornell Ave Apt 301, Chicago, IL 60615, was on November 30, 2023 appointed Personal Representative of the estate of Roderick Anton Cole, Jr., who died on March 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 30th 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.

NORA GAINES
Personal Representative

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

Estate No. 129827

146066 (12-14,12-21,12-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ETHEL S HORTON

Notice is given that Gail Forbes, whose address is 12306 Justice Place, Glenn Dale, MD 20769, was on November 30, 2023 appointed Personal Representative of the estate of Ethel S Horton who died on October 30, 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 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.

GAIL FORBES
Personal Representative

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

Estate No. 131429

146055 (12-14,12-21,12-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BENNIE JEAN MARTIN

Notice is given that James Jennings III, whose address is 16109 Penn Manor Lane, Bowie, MD 20716, was on December 1, 2023 appointed Personal Representative of the estate of Bennie Jean Martin who died on October 16, 2023 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 1st day of June, 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.

JAMES JENNINGS III
Personal Representative

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

Estate No. 131545

146056 (12-14,12-21,12-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ESTELLE HAMMONDS

Notice is given that Theresa Hammonds, whose address is 7004 71st Court, Capitol Heights, MD 20743, was on November 30, 2023 appointed Personal Representative of the estate of Estelle Hammonds, who died on April 28, 2023 without a will.

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