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

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner.

Jesus B Castellanos Galvez AKA: Jesus Castellanos

Prince George's County Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Serve: Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, MD 20774

State of Maryland Serve: Anthony G. Brown Attorney General 200 St. Paul Place Baltimore, MD 21202

UNKNOWN OCCUPANT (if any) Leasing the property at 4001 Largo Rd Upper Marlboro MD 20772

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 4001 Largo Rd Upper Marlboro MD 20772, Parcel No. 03-0240069

No. 03-0240069

UNKNOWN OWNERS OF THE PROPERTY: 4001 Largo Rd

Upper Marlboro MD 20772, Parcel

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators,

grantees, assigns, or successors in

right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-23-005575

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

All that property in Prince George's County described as: Account Number: 03-0240069, 37,609.0000 Sq. Ft. Assmt \$81,700 Map 092 Grid E2 Par 044 Lib 44903 Fl 228 and assessed to Galvez Jesus B Castel-

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

It is thereupon this 11th day of Defor Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2024, and redeem the property with Parcel Identification Number 03-0240069 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 146073 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

IRENE M. ADAMS

v.

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

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: CHAPMAN RD HY-ATTSVILLE 20783 being know as District - 17 Account Number -1833581 with a legal description of 6,198.0000 Sq.Ft & Imps. Lewisdale Lot 24 Blk 25 on the Tax Roll of the Director of Finance

Defendants

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

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 2208 CHAPMAN RD HÝATTSVILLE 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 Certificat 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, OR-DERED, 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 Él Amin, Clerk (12-7,12-14,12-21) 145958

LEGALS

LM File No.: 2350-00005-EYB Investment

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

ORDER OF PUBLICATION

E.Y.B Investment LLC, Plaintiff.

The testate and intestate successors of Benjamin Bazil Surratt, Jr., deceased, and all persons claiming by, through, or under the decedent; The testate and intestate successors of Donna Marie Surratt, deceased, and all persons claiming by, through, or under the decedent; Angela L. Surratt, Personal Representative of the Estate of Benjamin Bazil Surratt, Jr.; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Pt Par 76 (.27 32 A Dfr To PG C O L14415 F544 2001-2002) 1.220 Acres. Assmt \$3,700 Map 109 Grid F4 Par 076 Lib 07853 Fl 053 and being identified on the Tax Roll as Parcel ID: 15-1732924, and which may be known as Vacant lot on Trumps Hill Rd, Upper Marlboro, MD 20772, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; 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 Pt Par 76 (.27 32 A Dfr To PG C O L14415 F544 2001-2002) 1.220 Acres. Assmt \$3,700 Map 109 Grid F4 Par 076 Lib 07853 F1 053 and being identified on the Tax Roll as Parcel ID: 15-1732924, and which may be known as Vacant lot on Trumps Hill Rd, Upper Marlboro, MD 20772.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005543 (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 Pt Par 76 (.27 32 A Dfr To PG C O L14415 F544 2001-2002) 1.220 Acres. Assmt \$3,700 Map 109 Grid F4 Par 076 Lib 07853 Fl 053 and being identified on the Tax Roll as Parcel ID: 15-1732924, and which may be known as Vacant lot on Trumps Hill Rd, Upper Marlboro, MD 20772.

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

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County, Mary-

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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th 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

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

True Copy—Test: Mahasin El Amin, Clerk

clear of all encumbrances

146084 (12-21,12-28,1-4)

LEGALS

LM File No.: 2350-00003-EYB

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION

E.Y.B Investment LLC,

Plaintiff,

Armando V. Fernandez; Grecilla V. Fernandez; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Pt Lt 4 Eq 33, 719. 00 Sf 33,719.0000 Sq.Ft. South Piscataway Lot 4 Assmt \$4,433 Lib 10664 Fl 190 and being identified on the Tax Roll as Parcel ID: 05-0351064, and which may be known as 14805 Livingston Rd., Accokeek, MD 20607, 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 Pt Lt 4 Eq 33, 719. 00 Sf 33,719.0000 Sq.Ft. South Piscataway Lot 4 Assmt \$4,433 Lib 10664 Fl 190 and being identified on the Tax Roll as Parcel ID: 05-0351064, and which may be known as 14805 Livingston Rd., Accokeek, MD 20607.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005545 (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 Pt Lt 4 Eq.33, 719. 00 Sf 33,719.0000 Sq.Ft. South Piscataway Lot 4 Assmt \$4,433 Lib 10664 Fl 190 and being identified on the Tax Roll as Parcel ID: 05-0351064, and which may be known as 14805 Livingston Rd., Accokeek, MD 20607.

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

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County, Mary-

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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th 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 vest-ing 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

(12-21,12-28,1-4)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERTRAM K ELLIS

Notice is given that Margaret M Clark, whose address is 8903 Oxley Forest Court, Laurel, MD 20723, was on December 11, 2023 appointed Personal Representative of the estate of Bertram K Ellis who died on October 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 11th day of June, 2024.

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

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

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

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

MARGARET M CLARK Personal Representative

146114

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131650

(12-21,12-28,1-4)

LM File No.: 2350-00001-EYB

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

ORDER OF PUBLICATION

Plaintiff,

E.Y.B Investment LLC,

2209 Parkway Joint Venture; Truist Bank, successor by merger to Continental Federal Savings Bank; First Arlington Service Corporation, a Virginia Corporation, Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 7,003.0000 Sq.Ft. Cheverly Lot 4 Blk G Assmt \$1,167 Lib 06803 Fl 875 and being identified on the Tax Roll as Parcel ID: 02-0086686, and which may be known as 2203 Park Way., Landover, MD 20785, 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 7,003.0000 Sq.Ft. Cheverly Lot 4 Blk G Assmt \$1,167 Lib 06803 Fl 875 and being identified on the Tax Roll as Parcel ID: 02-0086686, and which may be known as 2203 Park Way., Landover, MD

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005546 (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 7,003.0000 Sq.Ft. Cheverly Lot 4 Blk G Assmt \$1,167 Lib 06803 Fl 875 and being identified on the Tax Roll as Parcel ID: 02-0086686, and which may be known as 2203 Park Way., Landover, MD

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

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation Ğeorge's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th 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 vest-ing 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

(12-21,12-28,1-4)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JERRY MACK OLIVER

Notice is given that Marion Carroll Oliver, whose address is 8637 Fulton Ave, Glenarden, MD 20706, was on December 8, 2023 appointed Per-sonal Representative of the estate of Jerry Mack Oliver 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 8th day of June, 2024.

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

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

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

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

MARION CARROLL OLIVER Personal Representative

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

Estate No. 131614 (12-21,12-28,1-4)146115

LEGALS

Gretchyn G. Meinken 616 N. Washington Street Alexandria, VA 22314

703-836-9030 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RAFAEL WAYNE SCOTT

Notice is given that Edward R. Scott, whose address is 6311 Suit-land Rd, Suitland, MD 20746, was on November 21, 2023 appointed Personal Representative of the estate of Rafael Wayne Scott, who died on February 9, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of May, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed, on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the

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

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

> EDWARD R. SCOTT Personal Representative

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

Estate No. 130431

(12-21,12-28,1-4) 146102

Matthew J. Dyer, Esquire P.O. Box 1299 Upper Marlboro, MD 20773

(301) 627-5844

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NATHALIA LOUISE BROWN

Notice is given that Antoine Brown, whose address is 12301 Parkton St, Fort Washington, MD 20744, was on December 5, 2023 appointed Personal Representative of the estate of Nathalia Louise Brown, who died on July 3, 2023 without a

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

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

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

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

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

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

> ANTOINE BROWN Personal Representative

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

Olufunmilola A Akintan Esq

8204 Tyson Road

Ellicott City, MD 21043

240-271-0148

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Abdul Kareem

Oki, whose address is 6140 Naval

Avenue, Lanham, MD 20706 USA,

was on October 30, 2023 appointed

Personal Representative of the es-

tate of Victor K Christopher, who

died on July 30, 2021 without a will.

There was a prior small estate pro-

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

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

their objections with the Register of

Wills on or before the 30th day of

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

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

(1) Six months from the date of the

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

delivers to the creditor a copy of this

published notice or other written notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within two months from the mailing or

A claim not presented or filed on

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

ABDUL KAREEM OKI

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 123481

other delivery of the notice.

VICTOR K CHRISTOPHER

IN THE ESTATE OF

tative or the attorney.

the following dates:

decedent's death; or

ceeding.

April, 2024.

Estate No. 130824

(12-21,12-28,1-4)

LEGALS

146111

ALAN J VAN LUVEN ESQ 4 RESERVOIR CIRCLE, SUITE 201 BALTIMORE, MD 21208 410-363-4444

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GWENDEAN F DYRUD** KA FAYE GWENDEAN

DYRUD Notice is given that John L Kenneally, whose address is 660 Kenilworth Dr, Suite 104, Towson, MD 21204, was on November 27, 2023 appointed Personal Representative of the estate of Gwendean Dyrud who died on April 3, 2023 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of May, 2024.

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

following dates: (1) Six months from the date of the

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

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

JOHN L KENNEALLY Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131141

(12-21,12-28,1-4) 146113

146101 (12-21,12-28,1-4)

REGISTER OF WILLS FOR

P.O. Box 1729

PRINCE GEORGE'S COUNTY

PRINCE GEORGE'S POST

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THE

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SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF SHARON LORRAINE RAMIREZ

Notice is given that Julyette

Leyva, whose address is 1158 Nep-

tune Place, Annapolis, MD 21409, was on December 11, 2023 ap-

pointed personal representative of the small estate of Sharon Lorraine

Ramirez, who died on May 8, 2023 without a will.

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

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

vithin 30 days after the date of pub-

lication of this Notice. All persons having an objection to the probate of

with the Register of Wills within six months after the date of publication

All persons having claims against

the decedent must serve their claims

on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier

(1) Six months from the date of the

(2) Thirty days after the personal representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written notice, notifying the creditor that the claims will be barred unless the

creditor presents the claim within thirty days from the mailing or

Any claim not served or filed

within that time, or any extension provided by law, is unenforceable

other delivery of the notice.

JULYETTE LEYVA

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

<u>146097</u>

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 131656

(12-21)

of the following dates

decedent's death; or

will shall file their objections

LEGALS

LEGALS

Jose L. Espejo, Esq. McMillan Metro, P.C. 7811 Montrose Road, Suite 400 Potomac, Maryland 20854 301-251-1180

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM TAVEL

Notice is given that Jason William Tavel, whose address is 59 Trace Chain Road, Woodbine, GA 31569, was on November 28, 2023 appointed Personal Representative of the estate of William Tavel who died on September 20, 2023 with a will.

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

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 hereafter. Ćlaim forms may be obtained from the Register of Wills.

JASON TAVEL Personal Representative

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

Estate No. 131452 <u>146112</u> (12-21,12-28,1-4)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTER LEE PORTIS

Notice is given that Carole L. Portis, whose address is 2921 North Leisure World Blvd., Unit 417, Silver Spring, MD 20906, was on December 6, 2023 appointed personal representative of the small estate of Walter Lee Portis, who died on October 4, 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 otice, 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.

> CAROLE L. PORTIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 131610

146098 (12-21)

Gregory J. Ferra Liff, Walsh & Simmons 181 Harry S. Truman Parkway Suite 200 Annapolis, MD 21401 410-266-9500

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA ELLEN GOOLDY

Notice is given that Dominique Carroll, whose address is 16003 Pennant Lane, Bowie, MD 20716, was on December 11, 2023 appointed personal representative of the small estate of Barbara Ellen Gooldy, who died on April 14, 2019 without a

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

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

> DOMINIQUE CARROLL Personal Representative

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

Estate No. 131648 146096 (12-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES M MONTGOMERY

Notice is given that Betty A Emelio, whose address is 3732 Patuxent Manor Road, Davidsonville, MD 21035, was on December 8, 2023 appointed Personal Representative of the estate of Frances M Montgomery 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 Wills on or before the 8th 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 under-signed on or before the earlier of the following dates:

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

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

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

BETTY A EMELIO Personal Representative

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

Estate No. 131641 146116 (12-21,12-28,1-4)

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, DECEMBER 11, 2023

ORDINANCE 0-24-06

AN ORDINANCE concerning.

AMENDMENT OF FISCAL YEAR 2023-2024 BUDGET FOR SALARY INCREASES FOR ACCOUNTING MANAGER AND ENVIRONMEN-TAL JUSTICE SUPERVISORS.

ORDINANCE O-24-07

AN ORDINANCE concerning.

146076

AMENDMENT OF FISCAL YEAR 2023-2024 BUDGET FOR GOVERN-MENT OFFICE OF CRIME CONTROL AND PREVENTION GRANT FOR TECHNOLOGY UPGRADE PROJECT IN THE SEAT PLEASANT POLICE DEPARTMENT.

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

6301 Addison Rd Seat Pleasant, Maryland 20743-2125

(12-21,12-28)

LEGALS

Lorenzo Randle, Esquire 6411 Ivy Lane, Suite 202 Greenbelt, MD 20770 301-446-2170

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHERYLE D. WRIGHT

Notice is given that William Manley, whose address is 7927 Mandan Road, #103, Greenbelt, Maryland 20770, was on October 30, 2023 appointed Personal Representative of the estate of Cheryle D. Wright, who died on August 3, 2023 without a

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

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

WILLIAM MANLEY Personal Representative

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

Estate No. 131033

<u>146100</u> (12-21,12-28,1-4)

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

NOTICE IS HEREBY GIVEN that the Circuit Court of Prince William county, Virginia appointed Laverne Webb, whose address is 7515 Spring Stuebner Road Apt#325, Spring, TX 77379, as the Personal Representative of the Estate of Sandra Peyton who died on August 6, 2021 domiciled in Virginia United States.

The Maryland resident agent for service of process is Akeem Franks, whose address is 4411 Hargrove Road, Temple Hills, MD 20748.

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

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

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

(2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

LAVERNE WEBB Foreign Personal Representative

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

Estate No. 126735 (12-21,12-28,1-4) 146099

TOWN OF UNIVERSITY PARK CHARTER RESOLUTION 23-CR-01

On December 6, 2023, the Common Council adopted, and on December 7, 2023 the Mayor signed, Charter Resolution 23-CR-01, to amend the Charter of the Town of University Park, by repealing and re-enacting Article V, "Registration, Nominations and Elections", Section 504, "Elections" to provide for poll hours by default, authorize ballots to be provided for voting by mail to all registered voters, and to change the references to absentee ballots to conform to state election law.

A copy of the Charter Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until January 15, 2024. The Charter Amendment will take effect on January 25, 2024, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL TOWN OF UNIVERSITY PARK By: Joel T. Biermann, Mayor

Suellen M. Ferguson, Esq. Town Attorney

146122 (12-21,12-28)

SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF THEODORE H GRIER

Notice is given that Lucille F Grier, whose address is 11607 Zarah Drive, Clinton, MD 20735, was on December 11, 2023 appointed personal representative of the small estate of Theodore H Grier who died on November 17, 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.

> LUCILLE F GRIER Personal Representative

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

Estate No. 131664 146095 (12-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE M. BROWN

Notice is given that Tai M. Johnson, whose address is 550 Regent Place NE, Washington, DC 20017, was on December 5, 2023 appointed Per-sonal Representative of the estate of Joyce M. Brown who died on May 4, 2023 with a will.

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

Further information can be ob-

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of June, 2024.

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

(1) Six months from the date of the

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

TAI M JOHNSON Personal Representative

<u>146118</u>

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130815

TOWN OF UNIVERSITY PARK **CHARTER RESOLUTION** 23-CR-02

(12-21,12-28,1-4)

On December 6, 2023, the Common Council adopted, and on December 7, 2023, the Mayor signed, Charter Resolution 23-CR-02, to amend the Charter of the Town of University Park by repealing and reenacting Article V, "Registration, Nomination and Elections", to add Section 508, "Referenda", to require approval by referendum for any sale, lease, or development, or changes to the use, of Town parks and public open space.

A copy of the Charter Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until January 15, 2024. The Charter Resolution will take effect on January 25, 2024, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL TOWN OF UNIVERSITY PARK By: Joel T. Biermann, Mayor

(12-21,12-28)

Suellen M. Ferguson, Esq. Town Attorney

146123

BY ORDER OF THE COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, PRINCE GEORGE'S COUNTY, MARYLAND Jolene Ivey, Chair

ATTEST: Donna J. Brown Clerk of the County Council

> THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ATTEST: Gavin Cohen Secretary-Treasurer

146128

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA N ROBINSON

Notice is given that Jonnice Mc-Quay, whose address is 2108 Fern-glen Way, Catonsville, MD 21228, was on November 30, 2023 appointed Personal Representative of the estate of Patricia N Robinson who died on April 20, 2023 with a

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

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

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

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

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

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

JONNICE MCQUAY Personal Representative

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

Estate No. 129261 (12-21,12-28,1-4) 146117

LEGALS

NOTICE OF JOINT PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, **AND**

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Pursuant to provisions of the Land Use Article of the Maryland Annotated Code, as well as Subtitle 29 of the Prince George's County Code, the County Council of Prince George's County, Maryland, sitting as the District Council, and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission hereby give notice of a joint public hearing in order to receive public testimony concerning the proposed designation of one property in Prince George's County as a Historic Site; specifically, the Yates and Mary Boswell House, Documented Property 66-029-09,

with the street address 6500 40th Avenue, University Park, Maryland 20782. PUBLIC HEARING DATE/TIME: Tuesday, January 16, 2024, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative Building
1st Floor Council Hearing Room
1301 McCormick Drive, Largo,

Maryland 20774

View virtually using the link provided at: https://pgccouncil.us/LIVE

PURPOSE OF PUBLIC HEARING: To give interested persons the

opportunity to give public comment concerning the foregoing proposed Historic Site designation.

HOW TO PARTICIPATE:

In-Person Public Hearing—The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony, please use the Council's $\,$ eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178

Registration to speak should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, <u>advance registration</u> to testify is strongly encouraged. Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on Wednesday, January 31, 2024, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

A copy of the Historic Preservation Commission's recommendations to the Planning Board and the District Council are available through the Historic Preservation Section of The Maryland-National Capital Park and Planning Commission. Please contact the Historic Preservation Section for copies at 301-952-3680

By: Asuntha Chiang-Smith **Executive Director**

(12-21)

Plaintiff,

LM File No.: 2344-00001-Kuo

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION

Sean Kuo,

VS.

Kathleen Baumann; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as S 125 Ft Lts 7 C 7d 12,500.0000 Sq.Ft. Wildercroft Elk M Assmt \$19,600 Lib 10234 Fl 541 and being identified on the Tax Roll as Parcel ID: 19-2132645, and which may be known as Vacant lot on Riverdale Rd., Lanham, MD 20706, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as S 125 Ft Lts 7 C 7d 12,500.0000 Sq.Ft. Wildercroft Elk M Assmt \$19,600 Lib 10234 Fl 541 and being identified on the Tax Roll as Parcel ID: 19-2132645, and which may be known as Vacant lot on Riverdale Rd., Lanham, MD

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005549 (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 S 125 Ft Lts 7 C 7d 12,500.0000 Sq.Ft. Wildercroft Elk M Assmt \$19,600 Lib 10234 Fl 541 and being identified on the Tax Roll as Parcel ID: 19-2132645, and which may be known as Vacant lot on Riverdale Rd., Lanham, MD 20706.

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

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County, Mary-

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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th 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

(12-21,12-28,1-4)

ORDER OF PUBLICATION

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

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 prop-

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

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

Plaintiff in this proceeding:

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 en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (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 Plaintiff

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 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 Fl 37732/130 and assessed to CYN-THIA 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 (2) successive weeks on or be three (3) successive weeks on or be-fore 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 re-deem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

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

146005

ORDER OF PUBLICATION

LEGALS

MUNICIPAL INVESTMENTS, LLC

C/O KENNY LAW GROUP, ĹLC

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

LEGALS

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

11,407 SQ FT & IMPS. BIRMING-HAM 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-

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

It is thereupon this 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 general George's County once a week for three (3) successive weeks on or be-fore 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 en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

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

LEGALS

ORDER OF PUBLICATION

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

RASHELL HUNTER; ROCKET MORTGAGE, LLC FKA OUICKEN LOANS, LLC; HEATHER LOVIER, TRUSTEE; MORTGAGE ELECTRONIC REG-ISTRATION 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

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 prop-

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 WASHING-TON MD 20744, Tax Account No.

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

the insertion of a copy of this Order in some newspaper having a general circulation in Prince 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 Él Amin, Clerk (12-14,12-21,12-28) 146014

ORDER OF PUBLICATION

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

THE ESTATE OF MAE WILLIS HILL;

PRINCE GEORGE'S COUNTY,

County and known as:

MARYLAND

AND All persons having or claiming to have an interest in the property situate and lying in Prince George's

11403 MIFFLIN CT FORT WASHINGTON MD 20744

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 prop-

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 nec-essary 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 Copv—Test: Mahasin Él Amin, Clerk 146016 (12-14,12-21,12-28)

LEGALS

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 AR-**GUETA SR.**

Notice is given that Reina Argueta, whose address is 101 Stan gueta, 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 Ar-gueta a/k/a Hermes Alcides Ar-gueta Sr., who died on January 22, 2019 without a will 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

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

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

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

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

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)

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: 1/1/2024.

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

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

2000 INTERNATIONAL 4700

MD 7FA3644 1HTSCABM0YH287930

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

2012 AUDI VA UFZ6567 WA1LFAFP8CA125309 Q5

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

2012 NISSAN ALTIMA AK KDEUCE 1N4AL11D15C106214 MD T1205419 1FTRF12226NB85206 2006 FORD F150 2012 INFINITI TPG2381 JN1CV6AR9CM971027

METROPOLITAN TOWING INC

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

2001 MAZDA PROTÉGÉ JM1BJ225510464266 2003 FORD **EXPEDITION** 1FMPU18L73LB21243 2008 VOLKSWAGEN JETTA 3VWJZ71K58M130820 1992 OLDSMOBILENINETY-EIGHT MD 7CB8385

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

2012 HONDA ACCORD MD 4EV3121

146129

2009 TOYOTA

2005 HONDA

146130

1HGCP2F3XCA166094 1997 CHEVROLET EXPRESS 1GBIG31F1V1108251

(12-21)

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.

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

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

2002 CHEVROLET EXPRESS VA TYB5891 1GBJG31R821159350

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

CAMRY MD 9EK2650 4T1BE46K59U398463 2021 MITSUBISHI OUTLANDER DC GK2431 JA4APVAU4MU007086 1G1BE5SM6G7291573 2016 CHEVROLET CRUZE GH1340 6EV6884 1HGCM56415A130090 ACCORD MD MCDONALD TOWING

HYATTSVILLE MD 20781 301-864-0954 MD 5EP0574 4T1FA38PX8U137876 2008 TOYOTA SOLARA

2917 52ND AVENUE

The Prince George's Post

Serving Prince George's

County

Call 301-627-0900 or

Fax 301-627-6260

ORDER OF PUBLICATION

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

MUHAMMAD B OAYYUM; LOWER, LLC FKA HOMESIDE FI-NANCIAL, LLC; MICHAEL BAYNES, TRUSTEE: MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC.; PRINCE GEORGE'S COUNTY,

AND

MARYLAND

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

6802 MIDDLEFIELD TERRACE FORT WASHINGTON MD 20744

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

146008

ORDER OF PUBLICATION EPCOT MD LLC

Plaintiff

NAOMI T CARRINGTON

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

Prince George's County Director of

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 CÁPITOL 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

A description of the property in substantially the same form as the description appearing on the Certificat 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

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

ISABELL GREENE

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

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 MAN-AGER OR HIS DESIGNEE

Prince George's County Director of

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 OWN-ERS 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 HÉIGHTS 20743 being know as District - 18 Account Number - 2035368 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

A description of the property in substantially the same form as the description appearing on the Certificat 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 Fi-

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 encum-

> 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

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

ALEJANDRO CHAVEZ

JEANICE A. CHAVEZ

Prince George's County Director of

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 Certificat 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 encum-

> MAHASIN EL AMIN k of the Circuit Cou Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk 145963 (12-7,12-14,12-21)

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LEGALS

ORDER OF PUBLICATION EPCOT MD LLC

Plaintiff

FRANCES J. DOBSON

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

HATTIE DAVAGE

PATRICIA B. BANKS TYRONE C. BANKS

JOSEPH P. MCMAHON

LARRY S. BALDUCCI

Prince George's County Director of

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 HY-ATTSVILLE 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 OGLETHÔRPE 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 Certificat 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, OR-DERED, 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 Él Amin, Clerk 145964 (12-7,12-14,12-21)

LEGALS

DOROTHY PEARSON

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

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

JOSEPHINE BROWN PR FOR ES-TATE OF OSCAR PEARSON JR.,

Prince George's County Director of

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 Certificat 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

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 encum-

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

True Copy—Test: Mahasin Él Amin, Clerk (12-7,12-14,12-21) 145966

THIS COULD BE **YOUR** AD! Call

301-627-0900

for a quote.

LEGALS

ORDER OF PUBLICATION EPCOT MD LLC

Plaintiff

WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE FOR MORTGAGE MASTER TRUST

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

Prince George's County Director of

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 WASHING-TON 20744 being know as District -12 Account Number - 1278456 with a legal description of 20,000.0000 Sq.Ft. & Imps. Southern Pines Lot 10 on the Tax Roll of the Director of Finance sold by the Finance Officer of

PRINCE GEORGE'S COUNTY,

State of Maryland to EPCOT MD

LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificat 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

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 encum-

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

True Copy—Test: Mahasin El Amin, Clerk (12-7,12-14,12-21) 145967

LEGALS

Plaintiff

ORDER OF PUBLICATION

EPCOT MD LLC

ROBERTO C. ESTRADA HERNANDEZ

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

MERS, INC., AS NOMINEE FOR TOWNEBANK MORTGAGE

OAKLEY H. ROBERTSON

WACHOVIA BANK, NATIONAL ASSOCIATION

MERS, INC., AS NOMINEE FOR INTERVALE MORTGAGE CORPO-

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

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 Certificat of Tax Sale is as follows: 1915 AVE CAPITOL ARCADIA 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, OR-DERED, 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 TYRONE R FRANKLIN PR OF ES-

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

TATE OF ANNETTE FRANKLIN

COMMERCIAL CREDIT CORPO-

JAMES WILLIAM FRANKLIN

R. G. MCGARRELL

R. A. VONDERSCHMIDT Prince George's County Director of

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 MARL-

BORO 20772 being know as District

- 11 Account Number - 1142801 with

a legal description of 12,039.000

Sq.Ft. & Imps. Hollaway Estates Lot 19 Blk 16 on the Tax Roll of the Di-

Defendants IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-23-005307

rector of Finance

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 12,039.000 Sq.Ft. & Imps.

A description of the property in substantially the same form as the description appearing on the Certificat of Tax Sale is as follows: 9906 DALE DR UPPER MARLBORO 20772 being know as District - 11 Account Number - 1142801 with a legal description of 12,039.000 Sq.Ft. & Imps. Hollaway Estates Lot 19 Blk 16 on the Tax Roll of the Director of

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 encum-

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

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

MCNAMEE HOSEA, P.A. 888 Bestgate Road, Suite 402 Annapolis, Maryland 21401 410-266-9909

SUBSTITUTE TRUSTEES' SALE OF VALUABLE REAL ESTATE

1113 Eastern Avenue, Capitol Heights, Maryland 20743

Under and by virtue of the power of sale contained in the Deed of Trust (hereinafter "Deed of Trust") from Lamont W. Adair to Holly Avenue Investment Group, LLC ("Beneficiary") and James A. Pearo, Jr., Trustee, in the amount of \$387,864.06 dated March 21, 2008 and recorded among the land records of Prince George's County, Maryland on or about April 1, 2008 at Book 29509, Folio 594, and by virtue of the power of sale contained in said Deed of Trust, which was given to secure a loan on the real property described therein, and default having occurred under the ferms and conditions thereof, the Substitute Trustees, Kevin M. Tracy, Esq. and Gregory R. Hislop, Esq., by virtue of the powers granted to them by way of the deed of appointment of Substitute Trustees recorded among the Land Records of Prince George's County, Maryland, on May 5, 2022 at Book 47614, Page 579, will sell the property commonly known as 1113 Eastern Avenue, Capitol Heights, Maryland 20743 (the "Property") at public auction to be held at the Circuit Court for Prince George's County, Maryland located at 14735 Main St., Upper Marlboro, Maryland 20772. The sale will be held at the Duval Wing Entrance of the Courthouse on Main Street, on:

JANUARY 9, 2024 AT 11:13 AM

The Property, which is described in the Deed of Trust as:

BEING KNOWN AND DESIGNATED as Lot numbered Fourteen (14), in Block lettered "B" in the subdivision known as "Deanwood Park" as per plat recorded among the Land Records of Prince George's County, Maryland in Plat Book SDH #3 at folio

The Property will be sold in "as is" condition, subject to any and all covenants, conditions, restrictions, existing leases, easements, rights of redemption and other encumbrances, whether or not of record, and with no warranties.

Terms of Sale: A deposit of Ten Thousand Dollars (\$10,000.00) will be required of the purchaser in the form of certified or cashier's check on the day of sale. If the Beneficiary or its affiliated holding company is the bidder, it shall not be required to make a deposit. Interest at the rate of 6.00% per annum shall be paid on the unpaid purchase price from the date of sale to the date of settlement if the Property is purchased by someone other than the Beneficiary or its affiliated holding company. The balance of the purchase price shall be paid in cash within fifteen (15) days of entry of an order ratifying the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence. If compliance with the terms of sale does not take place within fifteen (15) days after final ratification, the deposit shall be forfeited and the property resold at the risk and expense of the defaulting purchaser.

The Substitute Trustees reserve the right to reject any and all bids in their sole and absolute discretion and to extend the settlement date. Purchaser assumes the risk of loss to the property immediately after sale and shall be solely responsible for obtaining possession of the property.

Conveyance of the Property shall be by Substitute Trustee's deed, without covenant or warranty, express or implied, unless otherwise required by statute, court rule or the Deed of Trust. If for any reason the Substitute Trustees are unable to convey title, the purchaser's sole remedy at law and equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be null and void and have no further force and effect, and the purchaser shall have no claim against the Substitute Trustees, Beneficiary, or Auctioneers. The purchaser shall pay all costs relating to settlement of the sale, including but not limited to transfer tax, recordation tax, and recordation fees and additional fees and costs set forth in the Deed of Trust.

The information contained herein was obtained from sources eemed to be reliable, but is offered for information purposes only. The Substitute Trustees, Beneficiary, and Auctioneers make no representations or warranties with respect to the accuracy of this information, including but not limited to the current occupancy status of the Property, and the purchaser waives and releases the Substitute Trustees, Beneficiary, Auctioneers, and their agents from any and all claims the purchaser or purchaser's successors or assigns may now have or may have in the future relating to the condition of the Property, including, but not limited to, the environmental condition thereof. This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the entire terms upon which the property shall be offered for sale.

> KEVIN M. TRACY, Esq. Substitute Trustee GREGORY R. HISLOP, Esq. Substitute Trustee



auctioneers

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

(12-21,12-28,1-4) <u>146120</u>

NOTICE

LEGALS

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

Substitute Trustees

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, pro-vided 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,

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)

Adam Friedman, Ralph Vartolo, Catherine Aponte, and Rachel Kiefer Substitute Trustees

LEGALS

NOTICE OF SALE

Estate of Sharon Dade; Everard Hewitt as Personal Representative,

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

CASE NO. C-16-CV-22-000240 ORDERED, this 12th day of De-

cember, 2023 by the Circuit Court of Prince George's, Maryland, that the sale of the property at 613 Brookedge Court, Bowie, MD 20721, the subject property of these proceedings, made and reported by Adam Friedman, Ralph Vartolo Adam Friedman, Ralph Vartolo, Catherine Aponte, and Rachel Kiefer, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of January, 2024, provided a copy of this notice be in-serted in some newspaper pub-lished in said County once in each of three successive weeks before the 12th day of January, 2024.
The report states the amount of sale to be \$292,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court

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

146075 (12-21,12-28,1-4)

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**

3104 GLISSADE COURT CLINTON, MD 20735

By authority contained in a Deed of Trust dated February 9, 2006 and recorded in Liber 25374, Folio 500, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex-If courthouse is closed due to inclement weather or other emergency, sale shall occur at time proviously echaduled on post day that gency, sale shall occur at time previously scheduled, on next day that

JANUARY 9, 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 \$31,000.00 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 posses 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

(12-21,12-28,1-4)

ORDER OF PUBLICATION

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

Plaintiff

ANTHONY BUTLER SPECIAL NEEDS TRUST 2009 AND

PRINCE GEORGE'S COUNTY, MARYLAND

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

12800 LIBERTYS DELIGHT DR

BOWIE MD 20720

AND

Unknown Owner of the property 12800 LIBERTYS DELIGHT DR #208 described as follows: Property Tax ID 07-3795879 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-23-005530

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

UNIT 208 PARKING GARAGE #7, 670 SQ FT & IMPS THE DELIGHT 1 A CO Assmt \$310,000 Lib and Fl 31344/163 UNIT 208 BLDG 12 and assessed to ANTHONY BUTLER SPECIAL NEEDS TRUST 2009, also known as 12800 LIBERTYS DE-LIGHT DR #208, BOWIE MD 20720 Tax Account No. 07-3795879.

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.

(6) months and a day from the date of sale has expired.

It is thereupon this 11th 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 George's County once a week for three (3) successive weeks on or before the 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th 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 re-demption in the property, and vest-ing 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 (12-21,12-28,1-4)146078

LEGALS

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

Plaintiff

THE ESTATE OF CAREAN AL-STON 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:

1009 GONDAR AVE HYATTSVILLE MD 20785

Unknown Owner of the property 1009 GONDAR AVE described as follows: Property Tax ID 18-2068377 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 prop-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005534

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

7497 SQ FT & IMPS. HIGHLAND PARK LOT 11 BLK 18 Assmt \$235,400 Lib and Fl 4885/770 and assessed to Carean Alston, also known as 1009 GONDAR AVE, HY-ATTSVILLE MD 20785 Tax Account No. 18-2068377.

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 exprised. of sale has expired.

It is thereupon this 11th 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 and redeem the property described above and answer the Complaint or the creater a Final Independent will be thereafter a Final Judgment will be entered foreclosing all rights of re-demption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146082 (12-21,12-28,1-4)

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**

2505 NAVAHOE STREET **HYATTSVILLE, MD 20783**

By authority contained in a Deed of Trust dated November 19, 2007 and recorded in Liber 33320, Folio 186, $\,$ modified by Loan Modification Agreement recorded on July 21, 2014, at Liber No. 36175, Folio 433, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$412,500.00, and an interest rate of 4.500%, 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 9, 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 \$26,000.00 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

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

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

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

146089 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

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

GARRY L ENG;

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

13033 MARQUETTE LN BOWIE MD 20715

AND

Unknown Owner of the property 13033 MARQUETTE LN described as follows: Property Tax ID 14-1659531 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-23-005531

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

2,024 SQ FT & IMPS. BELAIR TOWN LOT 19 BLK 283 Assmt \$216,200 Lib and Fl 7616/826 and assessed to GARRY L ENG, also known as 13033 MARQUETTE LN, BOWIE MD 20715 Tax Account No. 14-1659531.

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.

(6) months and a day from the date of sale has expired.

It is thereupon this 11th 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 be-fore the 5th day of January, 2024, warning all persons interested in the the 13th 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 elected all programmers. 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 146079 (12-21,12-28,1-4)

ORDER OF PUBLICATION

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

Plaintiff

NGOZI EMELIKE; 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:

14705 LONDON LN BOWIE MD 20715

AND

Unknown Owner of the property 14705 LONDON LN described as follows: Property Tax ID 07-0708990 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 prop-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005533

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

1,240 SQ FT & IMPS PRINCETON SQUARE P LOT 3 BLK 35 Assmt \$256,400 Lib and Fl 48094/352 and assessed to NGOZI EMELIKE, also known as 14705 LONDON LN, BOWIE MD 20715 Tax Account No. 07-0708990.

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 11th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the county of the county

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 control of t fore the 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th 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 146081 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

THE JANE LEE STRIKER BAHN REVOCABLE TRUST

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

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 CÓLLEGE 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 PRINCÉ 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 Certificat 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, vesting title to the n 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 ELEANOR C GIBSON KELLY

Notice is given that Tiffany Noelle Jones, whose address is 13802 Doc-

tor Edelen Drive, Accokeek, MD 20607, was on November 21, 2023 appointed Personal Representative the estate of Eleanor C Gibson Kelly, who died on December 28, 2020 without a will. Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

145984

Estate No. 120752 (12-7,12-14,12-21)

ORDER OF PUBLICATION

EPCOT MD LLC

Office of the Attorney General

CWAVE SOLUTIONS LLC

HOWARD BIERMAN

KOS N. JOHNS

S/O Anthony G. Brown Attorney

MINKOFF FAMILY INVESTMENT

Prince George's County Director of

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 Dis-

trict - 06 Account Number - 0513465

with a legal description of LOTS 1.2

on the Tax Roll of the Director of Fi-

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 re-

demption from tax sale on the prop-

erty known as 6121 ALPINE ST

DISTRICT HEIGHTS 20747 being

know as District - 06 Account Num-

ber - 0513465 with a legal descrip-

tion 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

A description of the property in

substantially the same form as the

description appearing on the Certi-

ficat 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 neces-

sary for redemption has not been

It is thereupon this 28th day of

November, 2023, by the Circuit

Court for Prince George's County,

ORDERED, that notice be given by

the insertion of a copy of this Order

in some newspaper having a gen-

eral circulation once a week for

three consecutive weeks, warning

erty to appear before this Court by

deem the property and answer the

Complaint or thereafter a final judg-

ment will be entered foreclosing all

rights of redemption in the property,

and vesting title to the property in

Plaintiff, free of all liens and encum-

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD

LEGALS

True Copy—Test: Mahasin El Amin, Clerk

145960

v of January 2024 and

all persons interested in the prop-

paid

Defendants

SHONA BAKER

General

CLUB

Finance

State of Maryland

EPCOT MD LLC Plaintiff

ORDER OF PUBLICATION

Plaintiff

SAMUEL GARRETT

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

Prince George's County Director of

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 CLIN-TON 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 Certificat 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, vesting title to the n 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

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 Per-

sonal Representative of the estate of George Stephen Sochan, who died on December 23, 2022 without a

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

by contacting the personal representative or the attorney.

Any person having a claim against the decedent must present the claim

to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the dece-

dent died before October 1, 1992,

nine months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this published notice or other written

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

creditor presents the claims within

two months from the mailing or other delivery of the notice.

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

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

JOSEPH PATRICK IVEY

Personal Representative

REGISTER OF WILLS FOR

Prince George's County

UPPER MARLBORO, MD 20773-1729

Estate No. 128315

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

CERETA A. LEE

P.O. Box 1729

145985

decedent's death; or

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

Defendant

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

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

Roger R. Blunt

AND

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

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 Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 146019 (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

> Plaintiff VS.

MAYA CLARK; MARCO CLARK; HOMETOWN LENDERS, INC.; MARYLAND TITLE WORKS, TRUSTEE

MORTGAGE ELECTRONIC REG-ISTRATIONS SYSTEMS, INC.; PRINCE GEORGE'S COUNTY, MARYLAND

AND

LEGALS

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 SO. FT. & IMPS GREENBELT LAKE VIL Assmt \$211,133 Lib and Fl 48054/154 UNIT 6702 3 and assessed to MAYA CLARK, also known as 6702 LAKE PARK DR. UNIT 3A, GREENBELT MD 20770, Tax Account No. 21-3108289.

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 there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146010 (12-14,12-21,12-28)

Serving Prince George's County Since 1932

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RICHARD MOORE

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane 218, Bowie, MD 20715, was on November 2, 2023 appointed Personal Representative of the estate of Richard Moore, who died on September 26, 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

PERRY BECKER Personal Representative

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

Estate No. 126717 146068 (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

Plaintiff

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

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 Fl 46353/63 and assessed to ROBERT L HAMLETT, IR, also known as 6403 COUNTRY CLUB CT, LAN-DOVER, 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 be fore 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 (12-14,12-21,12-28) 146006

ORDER OF PUBLICATION

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

Plaintiff THE TESTATE AND INTESTATE SUCCESSORS OF JENNIFER JOSEPH, DECEASED, AND ALL

THROUGH OR UNDER THE

CLAIMING

AND

PERSONS

DECEDENT

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

9327 SQ FT & IMPS. BEACON HEIGHTS LOT 8 BLK R Assmt \$300,100 Lib and Fl 4827/356 and assessed to JENNIFER and MAHA-BIL 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

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 be-fore 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)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

JUAN REDDY HANNAH REDDY PRINCE GEORGE'S COUNTY, MARYLAND BRANCHWOOD ESTATE

HOMEWOWNERS ASSOCIATION, FOUNDATION FINANCE COM-PANY, LLC

AND

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

8408 BRANCHWOOD CIR CLINTON MD 20735

AND

Unknown Owner of the property 8408 BRANCHWOOD CIR described as follows: Property Tax ID 09-0879775 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

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

PLAT 2 6,131 SQ. FT. & IMPS BRANCHWOOD ESTATES LOT 12 BLK B Assmt \$343,100 Lib and Fl 8667/968 and assessed to IUAN REDDY and HANNAH REDDY. also known as 8408 BRANCH-WOOD CIR, CLINTON MD 20735 Tax Account No. 09-0879775.

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 11th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the circuit of the county of the count

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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th 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 (12-21,12-28,1-4)

THE

PRINCE

GEORGE'S

POST

Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE

TODAY!

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

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, we wire personal corrieg upon themselves and/or any 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 #

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

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

LEGALS

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

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

9908 JACQUELINE DRIVE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Gwendolyn Howard aka Gwendolyn S Howard, dated November 2, 2005, and recorded in Liber 23909 at folio 054 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 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

JANUARY 9, 2024 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 5.000% 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 #

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

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.

Kerri Castellini, Esq.

Washington, D.C. 20004

202-318-9112

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

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

ORDER OF PUBLICATION

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

HERIBERTO L FLORES; HARVARD HOME MORTGAGE, GARY HART, TRUSTEE;

DARLENE A. BULL, TRUSTEE; PRINCE GEORGE'S COUNTY, MARYLAND

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 prop-

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 Fl 45530/363 and assessed to HERIB-ERTO 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 Él Amin, Clerk 146011 (12-14,12-21,12-28)

Ronald Scott Mitchell 409 Seventh Street NW, Suite 200 Wills and Trusts LLC

LEGALS

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 pro-bate 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

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)

ORDER OF PUBLICATION

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

Plaintiff

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

3,615 SQ FT & IMPS LAUREL OAKS CONDO UNIT 67 Assmt \$250,000 Lib and Fl 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

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

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

That the Defendant, **ERICK IRA-HETA MARTINEZ**, is hereby notified that the Plaintiff, has filed a Complaint for Custody and Request for Special Immigrant Juvenile Sta-tus (SIJS) Findings and stating that the Defendant's last known address is 18900 LINDENHOUSE RD, GAITHERSBURG, MD 20879, and therefore it is;

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

By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three 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 DEFEN-DANT, ERICK IRAHETA MAR-TINEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON OR BEFORE THE 27th DAY OF JANUARY, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

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

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

THE ESTATE OF CAROLYN MAE BASTIAN S/O NYIA BASTIAN, PERSONAL REPRESENTATIVE

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 prop-

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 Fl 7131/286 and assessed to THE ESTATE OF CAR-OLYN MAE BASTIAN, NYIA BAS-TIAN, **PERSONAL** REPRESENTATIVE, also known as 7400 CRANE PL, LANDOVER, MD

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

20785, Tax Account No. 18-2051464

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 be fore 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)

NOTICE

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

v.

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

Plaintiffs

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 Jan-

uary, 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

Mahasin El Amin, Clerk 146070 (12-14,12-21,12-28)

True Copy—Test:

THE PRINCE GEORGE'S **POST** Call 301-627-0900 Fax 301-627-6260

SUBSCRIBE TODAY! **LEGALS**

ORDER OF PUBLICATION

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

vs.

Plaintiff

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 Fl 32640/346and 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

(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 the insertion of a copy of this

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

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

and clear of all encumbrances.

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

146124(12-21,12-28,1-4)

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

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the **Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 01/05/2024. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#10180 1985 CATALINA 26'8" BOAT USCG# 1075846 Name on Boat: TIGGER BOHEMIA BAY YACHT HARBOUR 1026 TOWN POINT RD CHESAPEAKE CITY

LOT#10193 2017 IEEP VIN# 1C4RJFBG0HC738747 HILLTOP AUTOMOTIVE 587 RITCHIE RD CAPITOL HEIGHTS

LOT#10224 2016 FORD VIN# 1FTYR2ZM5GKA90268 MIKE'S AUTO REPAIR INC 7466 NEW RDIGE RD HANOVER

LOT#10341 1975 TROJAN 36' BOAT MD# 8546Y HARBORVIEW MARINE CENTER 500 HARBORVIEW DR **BALTIMORE**

LOT#10351 1983 ODAY 29'11" BOAT MD# 4709AJ MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10371 1988 FORMULA 37'7" BOAT MO# 5484EF PAT'S AUTO & SPEED SHOP 20231 N. SNOWHILL MANOR RD LEXINGTON PARK

LOT#10417 2015 GENESIS VIN# KMHGN4JE8FU050949 HILLTOP AUTOMOTIVE 587 RITCHIE RD CAPITOL HEIGHTS

LOT#10444 1978 HUNTER 30' BOAT DL# 4676AL SHIPWRIGHT LLC 6047 HERRING BAY RD

LOT#10445 1974 ALLMAND 34' BOAT AK# 6191AT SHIPWRIGHT LLC 6047 HERRING BAY RD DEALE

LOT#10446 1995 CRUISERS 25' BOAT MD# 8207BT SHIPWRIGHT LLC 6047 HERRING BAY RD DEALE

LOT#10447 1998 BAYLINER 38'1" BOAT MD# 1169BZ SHIPWRIGHT LLC 6047 HERRING BAY RD DEALE

LOT#10450 2011 CHEVROLET VIN# 1G1ZE5E13BF266130 S&S AUTO REPAIR & TOWING 20126 B LEITERSBURG PIKE **HAGERSTOWN**

LOT#10454 2016 CHEVROLET VIN# 1GC4K0E86GF188038 S&S AUTO REPAIR & TOWING 20126 B LEITERSBURG PIKE **HAGERSTOWN**

LOT#10455 2019 HYUNDAI VIN# 3KPC24A31KE077848 CRG AUTO BODY & REPAIR 1221 TAFT ST

LOT#10456 MJ'S COLLISION CENTER 2801 W BELVEDERE AVE **BALTIMORE**

ROCKVILLE

LOT#10457 1968 DODGE VIN# XP29H8B402647 AGE TO AGE AUTOMOTIVE 8625 OLD LEONARDTOWN RD HUGESVILLE

LOT#10458 2020 CHEVROLET VIN# 1GCWGAFG9L1214306 **IG AUTO** 10531 JONES RD **JOPPA**

LOT#10459 2007 LANDROVER VIN# SALSK25467A992619 MARIO'S AUTO REPAIR

4315 EASTERN AVE BALTIMORE

LOT#10460 2008 SCION VIN# JTKDE167180228588 MARIO'S AUTO REPAIR 4315 EASTERN AVE **BALTIMORE**

LOT#10461 2007 MERCEDES VIN# WDBRF92H27F916813 MARIO'S AUTO REPAIR 4315 EASTERN AVE **BALTIMORE**

LOT#10462 2015 TOYOTA VIN# JTMBFREVXFJ046521 AYT AUTO CLINIC 15007 MARLBORO PIKE UPPER MARLBORO

LOT#10464 2001 SUZUKI VIN# JS1GR7HA912105579 ATLANTIC CYCLE & POWER 4580 CRAIN HWY WHITE PLAINS

LOT#10465 2015 SUZUKI VIN# IS1GT78AXF2101047 ATLANTIC CYCLE & POWER 4580 CRAIN HWY WHITE PLAINS

LOT#10467 2006 HONDA VIN# 5FNRL38686B063706 ALLSTAR AUTOMOTIVE 127 2ND STREET LAUREL

LOT#10557 2017 CHRYSLER VIN# 2C4RC1BG6HR660513 LOTHIAN SUNOCO 5511 SOUTHERN MARYLAND BLVD LOTHIAN

LOT#10559 2014 KIA VIN# 5XYKUDA72EG520380 DARCARS KIA 4700 BRANCH AVE MARLOW HEIGHTS

LOT#10560 2013 KIA VIN# KNDPBCA26D7410504 DARCARS KIA 4700 BRANCH AVE MARLOW HEIGHTS

LOT#10561 2015 KIA VIN# KNDMC5C11F6034156 DARCARS KIA 4700 BRANCH AVE MARLOW HEIGHTS

LOT#10562 2014 KIA VIN# KNDJX3A52E7012337 DARCARS KIA 4700 BRANCH AVE MARLOW HEIGHTS

LOT#10563 2016 KIA VIN# 5XXGT4L32GG106333 DARCARS KIA 4700 BRANCH AVE MARLOW HEIGHTS

LOT#10564 2011 KIA VIN# 5XYKTDA25BG064491 DARCARS KIA 4700 BRANCH AVE

MARLOW HEIGHTS

LOT#10565 2011 JEEP VIN# 1J4RS6GT2BC601720 WALDORF CHRYSLER IEEP 11755 BUSINESS PARK DR WALDORF

LOT#10566 2019 FORD VIN# 1FTEW1EP9KFD39663 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LOT#10567 2014 FORD VIN# 1FM5K7D88EGA07328 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#10568 2015 FORD VIN# 2FMTK4K98FBB56283 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LOT#10569 **2017 FORD** VIN# 3FA6P0PUXHR327800 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LOT#10570 2013 FORD VIN# 2FMDK3JC3DBB41182 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#10571 2019 FORD VIN# 1FMCU0GDXKUC47091 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LEGALS

LOT#10572 2014 FORD VIN# 1FM5K8F84EGA78111 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LOT#10573 2022 FORD VIN# 1FT8W3DT2NEC83857 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

PUBLIC SALE The Auctioneer Reserves the right to post a minimum bid. TERMS OF SALE: CASH

Freestate Lien & Recovery Inc 610 Bayard Rd Lothian MD 20711 410-867-9079

146138

(12-21,12-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EMANUEL D COWAN**

Notice is given that Jade Cowan, whose address is 9409 Chesnut Park St, Capitol Heights, MD 20743, was on December 4, 2023 appointed Personal Representative of the estate of Emanuel D Cowan, who died on November 2, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of

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

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

JADE COWAN Personal Representative

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

Estate No. 131568 146105 (12-21,12-28,1-4)

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 pe-

tition 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

(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: 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)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

Notice is given that Tapriece N Patterson, whose address is 6962 Sparks Court, Bryans Road, MD 20616, was on November 20, 2023 appointed Personal Representative of the estate of Renee Barley, who died on August 5, 2022 without a

RENEE BARLEY

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 20th day of May, 2024.

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

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

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

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

> TAPRIECE N PATTERSON Personal Representative

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

Estate No. 126377

146106 (12-21,12-28,1-4)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUCY BOAMAH

Notice is given that Lawrence Osei-Tutu, whose address is 12841 Williams Meadow Court, Herndon, Virginia 20171, and James Akuetteh, whose address is 5947 Raina Drive, Centreville, Virginia 20120 were on November 17, 2023 appointed Co-Personal Representatives of the es-tate of Lucy Boamah, who died on October 9, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 17th day of May, 2024.

Any person having a claim against the decedent must present the claim to the undersigned co-personal rep-resentatives or file it with the Regis-ter of Wills with a copy to the undersigned, on or before the ear-lier of the following dates:

(1) Six months from the date of the

decedent's death; or (2) Two months after the co-per-(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.

or other delivery of the notice.

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

LAWRENCE OSEI-TUTU JAMES AKUETTEH 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. 131299 (12-21,12-28,1-4) <u>146110</u>

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

7302 BARLOWE ROAD HYATTSVILLE, MARYLAND 20785 By virtue of the power and authority contained in a Deed of Trust from

Estate of Marjorie A. Breedlove, dated January 18, 2006, and recorded in Liber 24276 at folio 348 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 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

JANUARY 9, 2024 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

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 5.875% 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 borne rower 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 # 22.60040)

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 (12-21,12-28,1-4)

LEGALS

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

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

2705 FALLING BROOK TERRACE ADELPHI, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from John J Njinjoh and Odilia Njinjoh, dated December 22, 2006, and recorded in Liber 28576 at folio 243 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

JANUARY 9, 2024 AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$44,000.00 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. 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 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, 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. able 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 #

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

146126 (12-21,12-28,1-4)

Plaintiff

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY,

All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

Unknown Owner of the property

5002 BARNABY LN described as fol-

lows: Property Tax ID 12-1251123 on

the Tax Roll of Prince George's

County, the unknown owner's heirs,

devisees, and personal representa-

tives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns, or successors in

right, title and interest in the prop-

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 prop-erty described below in the State of

Maryland, sold by the Collector of

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

SW HALF LOT 15 18,962 SQ.FT. &

IMPS BARNABY MANOR OAKS

Assmt \$267,300 Lib and Fl

GEORGE LINDSAY and, also

known as 5002 BARNABY LN,

OXON HILL MD 20745 Tax Account

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

been paid although more than six (6) months and a day from the date

It is thereupon this 5th day of December, 2023, by the Circuit Court for Prince Court, 1

for Prince George's County:
ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince

George's County once a week for three (3) successive weeks on or be-

fore the 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 re-deem the property described above

and answer the Complaint or there-

after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

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

True Copy—Test: Mahasin El Amin, Clerk

146034

assessed

and

Plaintiff in this proceeding:

35758/223

No. 12-1251123.

of sale has expired.

Defendants

GEORGE LINDSAY,

County and known as:

OXON HILL MD 20745

5002 BARNABY LN

erty.

MARYLAND

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 Ciciliano 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

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

145983

LEGALS

ORDER OF PUBLICATION

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

CASILDA CHOQUE; ELVIS S. HERNANDEZ;

US BANK TRUST, NA NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O SELENE FINANCE LP; US BANK TRUST COMPANY, NA; 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:

1709 NORTON RD HYATTSVILLE MD 20783

AND

Unknown Owner of the property 1709 NORTON RD described as follows: Property Tax ID 17-1870377 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 prop-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005481

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

6,050 SQ FT & IMPS. PARKLAWN LOT 6 BLK H Assmt \$267,333 Lib and Fl 0/0 and assessed to CASILDA CHOQUE ET AL, also known as 1709 NORTON RD, HY-ATTSVILLE MD 20783, Tax Account No. 17-1870377.

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 Él Amin, Clerk 146002 (12-14,12-21,12-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAE WILLIS HILL

Notice is given that Troy Herman Hill Sr., whose address is 6500 Dunnigan Drive, Clinton, MD 20735, was on November 27, 2023 appointed Personal Representative of the estate of Mae Willis Hill who died on October 25, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of May, 2024.

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

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

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

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

TROY HERMAN HILL SR. Personal Representative

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

Estate No. 131181

(12-7,12-14,12-21) 145980

LEGALS

LM File No.: 2347-00001-J&Y Legal Group LLC

LEWIS MCDANIELS, LLC 50 Citizens Way

Frederick, Maryland 21701 ORDER OF PUBLICATION

J & Y Legal Group LLC,

Plaintiff,

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,

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, Mary-

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 vest-ing in the plaintiff a title free and

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

True Copy—Test: Mahasin El Amin, Clerk

clear of all encumbrances.

146004 (12-14,12-21,12-28)

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 repre-sentatives 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 Upper Marlboro, MD 20773-1729

Estate No. 128026

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

LM File No.: 2347-00007-J&Y Legal LLC LEWIS MCDANIELS, LLC 50 Citizens Way

> Suite 305 Frederick, Maryland 21701

ORDER OF PUBLICATION

J & Y Legal Group LLC,

Plaintiff,

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

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.

State of Maryland:

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, Mary-

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

(12-14,12-21,12-28) 146009

ORDER OF PUBLICATION

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

VS.

PRINCE GEORGE'S COUNTY, MARYLAND AND

HALLOWAY HOLDINGS, LLC;

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

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 prop-

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. ROBSHIRE ACRES LOT 4 BLK G Assmt \$243,000 Lib and Fl 45424/100 and assessed to HALLOWAY HOLD-INGS, LLC, also known as 3133 PYLES DR, UPPER MARLBORO MD 20774, Tax Account No. 15-

The Complaint states, among other things, that the amounts nec-essary 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 there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

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

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

LEGALS

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 ANTIONETTE 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 Antionette 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 pro-bate 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 date: 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 PO Box 1729 Upper Marlboro, MD 20773-1729

145982

Estate No. 131147 145986 (12-7,12-14,12-21)

LEGALS

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

Plaintiff

PHILIP A TAZI,, PRINCE GEORGE'S COUNTY, MARYLAND

vs.

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

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 prop-

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 TAZI, 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 y the insertion of a copy of this Order in some newspaper having a l circulation in Prince e's County once a week for general 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 re-deem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

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

Serving Prince George's County Since 1932

LEGALS

Iacob 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 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 under-signed, on or before the earlier of the following dates:

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

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

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

THOMAS J. KOKOLIS Personal Representative

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

Estate No. 115334

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

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CAPRI ANN CHAVIS**

Notice is given that Jamie Cousins, whose address is 17307 Million Lakes Ct., Clermont, FL 34714, was on November 17, 2023 appointed Personal Representative of the estate of Capri Ann Chavis who died on July 2, 2023 with a will.

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

Further information can be ob-

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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the

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

following dates:

(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 in the claim forms may be obtained. tained from the Register of Wills.

JAMIE COUSINS Personal Representative

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

146119

Estate No. 131411

(12-21,12-28,1-4)

LEGALS

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

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**

4301 19TH AVENUE TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated March 17, 2009 and recorded in Liber 30502, Folio 2, modified by Loan Modification Agreement recorded on September 4, 2020, at Liber No. 44062, Folio 92, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$176,250.00, and an interest rate of 5.000%, 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 9, 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 \$16,000.00 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 with-out 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

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

(12-21,12-28,1-4)146090

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**

15904 LITTON LANE ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated November 5, 2018 and recorded in Liber 41550, Folio 463, modified by Loan Modification Agreement recorded on September 10, 2021, at Liber No. 46124, Folio 274, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$247,350.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will solvo, default having occurred the during in a substitute Tristees will as 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 9, 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

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**

2705 PORTER AVENUE SUITLAND, MD 20746

By authority contained in a Deed of Trust dated December 24, 2016 and recorded in Liber 39243, Folio 367, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$188,746.00, and an interest rate of 3.500%, 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 9, 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 \$17,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146093 (12-21,12-28,1-4)

The Prince George's Post **EARLY PUBLICATION DEADLINE**

Thursday, December 28th 2023 Edition

Deadline for ALL LEGAL ADVERTISING SUBMISSIONS AND CANCELLATIONS:

> **12:00 NOON on THURSDAY 12/21/2023. **NO EXCEPTIONS****

> > <u>and</u>

Thursday, January 4th, 2024 Edition:

Deadline for ALL LEGAL ADVERTISING SUBMISSIONS AND CANCELLATIONS:

12:00 NOON on FRIDAY 12/29/2023. NO EXCEPTIONS

(12-21,12-28,1-4) 146091

LEGALS

ORDER OF PUBLICATION

Plaintiff

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

ROBERT THOMAS DULANEY, JR PRINCE GEORGE'S COUNTY, MARYLAND AND

vs.

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

14306 DUCKETT RD BRANDYWINE MD 20613

AND

Unknown Owner of the property 14306 DUCKETT RD described as follows: Property Tax ID 11-1147651 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 prop-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005532

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:

38,768 SQ FT & IMPS PLEASANT SPRINGS LOT 30 BLK A Assmt \$229,800 Lib and Fl 42852/359 and assessed to ROBERT THOMAS DU-LANEY, JR, also known as 14306 DUCKETT RD, BRANDYWINE MD 20613 Tax Account No. 11-1147651.

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.

or sale has expired.

It is thereupon this 11th day of December, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the county of th

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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th 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 vest-ing 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 146080 (12-21,12-28,1-4)

ORDER OF PUBLICATION

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

vs.

Plaintiff

HUSAM A ROUM; LENA A. ROUM; PRINCE GEORGE'S COUNTY, MARYLAND

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

15108 NASHUA LN BOWIE MD 20716

AND

Unknown Owner of the property 15108 NASHUA LN described as follows: Property Tax ID 07-0744789 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 prop-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005535

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:

LAKE VILLAGE S ECTION 19A, 11,685 SQ FT & IMPS. NORTHVIEW AT LAKE LOT 2 BLK 6 Assmt \$347,700 Lib and Fl 0/0 and assessed to HUSAM A ROUM and LENA A. ROUM, also known as 15108 NASHUA LN, BOWIE MD 20716 Tax Account No. 07-0744789.

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 11th 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th 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 vest-ing 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 146083 (12-21,12-28,1-4)

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**

5104 WHITTINGTON LANE **UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated November 17, 2017 and recorded in Liber 40326, Folio 416, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$448,000.00, and an interest rate of 3.625%, 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

JANUARY 9, 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 \$47,000.00 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

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

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

(12-21,12-28,1-4)146092



BOWIE POLICE DEPARTMENT

FOR IMMEDIATE RELEASE

Effective November 1, 2023, the City of Bowie will be expanding its Safe Speed Camera Program to include school zones and residential zones. Speed cameras will operate 7 days a week, 24 hours a day in 21 newly established locations. The goal is to reduce speeding violations while decreasing the potential for accidents in city limits. Over time, the intent of the program is to change driving behavior; not generate revenue for the City of Bowie.

To allow drivers to adjust to the new camera locations, there will be a 30day warning period. During this period, motorists exceeding the speed limit by 12 miles per hour (mph) will receive warnings rather than citations. After a speed camera has been in place for 30 days, a citation will be issued to the registered owner of a recorded vehicle traveling at least 12 mph over the speed limit. The maximum fine for each violation is \$40.

New residential zones are established at the locations listed below. Cameras operate 7 days a week, $24\ \text{hours}$ a day.

- 11th Street • 9th Street
- Alderwood Lane
- Belair Drive (bet. Trinity & Tulip Grove Drives)
- Belair Drive (near Belair Annex to Bowie HS) *
- Brunswick Lane • Chestnut Avenue
- Dahlia Drive
- Dolphin Way
- Dunwood Valley Drive
- Kembridge Drive
- Kendale Lane • Millstream Drive

• Old Stage Road

- Mitchellville Road (2400 block) • Mitchellville Road (3500 block)
- Nashua Lane • Northview Drive (near Northview ES) *
- Peachwalker Drive (15500 block) • Peachwalker Drive (near C. Elizabeth Rieg School) *
- Penn Manor Lane
- Pointer Ridge Drive • Racetrack Road (near Yorktown ES) *

• Stonybrook Drive • Tulip Grove Drive

(*) Denotes Residential Area & School Zone) 146121

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

> CHARLOTTE HARRIETT **BROWN** Estate No.: 128852

In The Estate Of:

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Chartese 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

(12-21)

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)

ORDER OF PUBLICATION

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

Plaintiff

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

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

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 SOLU-TIONS MANAGEMENT, LLC and NEYER A. TORRICO, also known as 3525 MANORWOOD DR, HY-ATTSVILLE 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 with-

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

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

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

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

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

> CAROLYN HALSO Personal Representative

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

Estate No. 131414 146062 (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

Plaintiff

KHARI JAREL GIBSON IRREVO-CABLE SUPPLEMENTAL NEEDS TRUST. GLEN ALLEN HOMEOWNERS ASSOCIATION, INC., FED FUNDING MORTGAGE COR-PORATION FKA FEDERAL FUNDING MORT-GAGE CORPORATION, JIM FRATANGELO, TRUSTEE

AND

MARYLAND

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

PRINCE GEORGE'S COUNTY,

3306 ALMADEN CT BOWIE MD 20716

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 prop-

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 MITCHEL-LVILLE 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 (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 for polygical and a significant of the conditions and significant will be entered. tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

PATRICIA ADAMA KOROMA Personal Representative

REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

146067

Estate No. 114583

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

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

True Copy—Test: Mahasin El Amin, Clerk

a final judgment will

clear of all encumbrances.

(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

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)

LM File No.: 2347-00006-J&Y Legal LM File No.: 2347-00005-J&Y Legal

LEGALS

Plaintiff,

Group LLC

LEWIS MCDANIELS, LLC

50 Citizens Way

Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION

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 identi-fied 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 repre-

sentatives and their or any of their

heirs, devisees, executors, adminis-

trators, grantees, assigns or succes-

sors 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 identi-

fied on the Tax Roll as Parcel ID: 18-

2042638, and which may be known

as 6213 Kolb St., Capital Heights,

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 prop-

erty situate in Prince George's

County, Maryland, sold by the Col-

lector of Taxes for the Prince

George's County, Maryland, and the

described as Lots 212.214 7,200.0000

Sq.Ft. Cedar Heights Assmt \$42,167 Lib 42733 Fl 257 and being identi-

fied on the Tax Roll as Parcel ID: 18-

2042638, and which may be known

as 6213 Kolb St., Capital Heights,

The Complaint states, among

other things, that the amounts nec-

essary for redemption have not

It is thereupon this 5th day of December, 2023, by the Circuit Court

for Prince George's County, Mary-

ORDERED, that notice be given

by the insertion of a copy of this

Order in some newspaper having general circulation in Prince

Ğeorge's County, Maryland, once a

week for three (3) consecutive

weeks, the last insertion on or be-

fore 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

foreclosing all rights of redemption

in and as to the property, and vest-

ing in the plaintiff a title free and

MAHASIN EL AMIN

State of Maryland:

been paid.

Defendants.

MD 20743,

J & Y Legal Group LLC,

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION

Group LLC

J & Y Legal Group LLC,

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. Dean-wood 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

Defendants

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

Heights, MD 20743,

ID: 18-2013373, and which may be

known as 4729 Mann St., Capital

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, Mary-

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 for three 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 vest-ing in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk

146039 (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

Plaintiff

TIONA HARRISON, PRINCE GEORGE'S COUNTY, MARYLAND

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

5111 FABLE ST CAPITOL HEIGHTS MD 20743

County and known as:

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 prop-

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

LOT 1 EX 50 SQ FT LOTS 2.3 5,950 SQ FT & IMPS GR CAPITOL

LEGALS

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

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

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

Plaintiff

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

vs.

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

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 prop-

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 prop-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 XI-AONING 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 be fore 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)

ORDER OF PUBLICATION

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

vs.

Plaintiff

5904 LOWERY LANE, LLC; THE PLUS PROPERTIES LLC PROFIT SHARING PLAN; JUN KIM, ESQ., TRUSTEE; WILBURN, FRANCES 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:

5904 LOWERY LN UPPER MARLBORO MD 20772

AND

Unknown Owner of the property 5904 LOWERY LN described as fol-

lows: Property Tax ID 15-1729052 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 prop-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005505

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:

2.48 ACRES. & IMPS FEDERAL

SPRINGS ES LOT 37 Assmt \$540,000 Lib and Fl 46176/570 and assessed to 5904 LOWERY LANE, LLC, also known as 5904 LOWERY LN, UPPER MARLBORO MD 20772, Tax Account No. 15-1729052.

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

It is thereupon this 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 146036 (12-14,12-21,12-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

REGINALD EUGENE BROOKS Notice is given that Quintin Paschall, whose address is 1410 Morris Road SE, Washington, DC 20020, was on November 13, 2023 appointed Personal Representative

TO ALL PERSONS INTERESTED

of the estate of Reginald Eugene Brooks, who died on July 14, 2023 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

tative or the attorney.

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

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

(1) Six months from the date of the

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

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

QUINTIN PASCHALL Personal Representative

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

146109

Estate No. 131314 (12-21,12-28,1-4)

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)

ENACTED BILLS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

CB-066-2023 (DR-3) - AN ACT CONCERNING LANDLORD-TEN-ANT REGULATIONS-SECURITY MEASURES AND SECURITY **EQUIPMENT** for the purpose of amending provisions of the Prince George's County Code to require security surveillance at high occupancy dwellings and security guards at age restricted senior housing

ENACTED: 10/31/2023; UNSIGNED: 11/30/23; EFFECTIVE: 1/16/2024

CB-067-2023 (DR-3) - AN ACT CONCERNING PROCUREMENT FORECAST, EMPLOYEE PERFORMANCE, AND OUTREACH FOR MINORITY BUSINESS ENTERPRISES AND SMALL BUSINESS **ENTERPRISES** for the purpose of requiring each agency to publish on its website its annual procurement forecast to inform the public of the County's procurements and increase minority and small enterprise participation in County procurements.

ENACTED: 10/31/2023; UNSIGNED: 11/30/2023; EFFECTIVE:

CB-071-2023 (DR-2) - AN ACT CONCERNING COUNTY CON-TRACT EVALUATIONS for the purpose of providing transparency in the County's construction contracts that it awards each year with the County spending millions of dollars contracting for the procurement of construction services from private sector contractors; the prudent expenditure of public dollars has resulted in a County procurement process that has resulted in the selection of qualified and responsible contractors with most services being delivered in accordance with the terms of the contract; the contractor's hiring metrics, treatment of employees; and prior performance on contracts is of significant importance to the County; the purpose of these sections is to implement a contractor evaluation program and establish database(s) on contractor performance; and the contractor evaluation program will assure that contractors are routinely evaluated in accordance with approved criteria and that this evaluative data is catalogued and readily accessible to the County

ENACTED: 10/31/2023; SIGNED: 11/29/2023; EFFECTIVE: 1/16/2024

CB-058-2023 - AN ACT CONCERNING SERVICE OF PROCESS FOR ANTILITTER AND WEED ORDINANCE VIOLATIONS for the purpose of amending the service of process for antilitter and weed viola-

ENACTED: 11/7/2023; SIGNED: 11/27/2023; EFFECTIVE: 1/12/2024

CB-075-2023 (DR-2) - AN ACT CONCERNING THE REAL ESTATE APPRAISAL BIAS BAN OF 2023 for the purpose of clarifying that there is a ban on real estate appraisal bias in Prince George's County and directing the Office of Human Rights to publicize its enforcement of the ban on real estate appraisal bias in Prince George's County. ENACTED: 11/7/2023; SIGNED: 11/27/23; EFFECTIVE: 1/12/2024

CB-076-2023 (DR-2) – AN ACT CONCERNING REVISION OF THE FAIR ELECTION FUND for the purpose of revising language of the Fair Election Fund in order to provide greater clarity. ENACTED: 11/7/2023; SIGNED: 11/27/2023; EFFECTIVE: 1/12/2024

CB-078-2023 (DR-2) -AN ACT CONCERNING POLICE DEPART-MENT TOWING CONTRACTS for the purpose of providing certain legislative intent; providing certain definitions; providing for certain bid, contract, and subcontract requirements; providing for certain bid, contact, and subcontract reporting; and generally regarding Police De-

partment towing contracts. ENACTED: 11/7/2023; SIGNED: 11/27/2023; EFFECTIVE: 1/12/2024

CB-080-2023 -AN ACT CONCERNING VACANT PROPERTY REG-**ISTRY PROGRAM** for the purpose of establishing a Vacant Property Registry Program applying to unmaintained vacant residential, commercial, and industrial dwellings and buildings located in the County; providing for certain definitions; providing for the applicability of the provisions of this Division; providing for the designation of unmaintained vacant dwellings and buildings; providing for certain inspections of certain dwellings and buildings; providing for a certain fine; providing for certain exemptions; providing for a right to appeal; providing for an annual report; and generally regarding vacant dwellings and

ENACTED: 11/7/2023; UNSIGNED: 12/6/2023; EFFECTIVE: 1/22/2024

CB-082-2023 -AN ACT CONCERNING GROCERY STORE TAX **CREDITS** for the purpose of increasing both real and personal tax credits for eligible grocery stores within the designated healthy food priority

ENACTED: 11/7/2023; SIGNED: 11/27/2023; EFFECTIVE: 1/12/2024

CB-088-2023 (DR-3) -AN ACT CONCERNING CANNABIS REIN-VESTMENT AND RESTORATION BOARD for the purpose of creating the Cannabis Reinvestment and Restoration Board; providing for the purpose, membership, terms and compensation of members, appointment of a chair, meeting standards, and duties of Cannabis Reinvestment and Restoration Board; establishing the Community Reinvestment and Repair Special Revenue Fund for the purpose of receiving funds from the State Community Reinvestment and Repair Fund; providing that the Fund shall be a special, non-lapsing fund; establishing the purpose of the Fund; and generally relating to the Cannabis Reinvestment and Reparations Board.
ENACTED: 11/7/2023; SIGNED: 11/27/2023; EFFECTIVE: 1/12/2024

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Thomas E. Dernoga, Chair

Donna J. Brown Clerk of the Council

Copies of these documents are available for viewing online at

https://pgccouncil.us/LZIS.

NOTICE OF PUBLIC HEARING CITY OF LAUREL, MARYLAND, BOARD OF APPEALS THURSDAY, DECEMBER 28, 2023

Special Exception Application No. 953- 349 Main Street Unit #1 Laurel,

Applicant is seeking a Special Exception to operate a Smoking Lounge.

The City of Laurel Board of Appeals will hold a virtual public hearing. The meeting will begin at 6:00 p.m. The public is welcome to join and testify. If you wish to attend or speak, please register for the Zoom meeting information at https://www.cityoflaurel.org/clerk/meetings by 3:00 p.m. the day of the meeting. Call 301-725-5300 Ext. 2303 for more information.

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAURICE THOMPSON

Notice is given that Nicole Thompson, whose address is 3007 Oxon Run Court, Temple Hills, Maryland 20748, was on December

7, 2023 appointed Personal Representative of the estate of Maurice

Thompson, who died on June 30,

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

by contacting the personal represen-

All persons having any objection to the appointment (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

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-

sentative or file it with the Register

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

(1) Six months from the date of the

2023 without a will.

tative or the attorney.

the following dates:

decedent's death; or

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALDA RICHARDS BRATCHER

Notice is given that BEWANDA B. ALEXANDER, whose address is 1907 Arbor Hill Lane, Bowie, MD 20716, was on December 5, 2023 appointed Personal Representative of the estate of Alda Richards Bratcher, who died on October 10, 2023 with-

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

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

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

(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

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.

BEWANDA B ALEXANDER Personal Representative

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

Estate No. 131591 (12-21,12-28,1-4)

the following dates:

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

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

NICOLE THOMPSON Personal Representative

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

Estate No. 129911

<u>146104</u> (12-21,12-28,1-4)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DANIEL JEFFREY HICKS SR AKA: DANIEL J HICKS SR

Notice is given that Mary E Mazetis, whose address is 7728 Moonfall Court, Pasadena, MD 21122, was on December 6, 2023 appointed Personal Representative of the estate of Daniel Jeffrey Hicks Sr AKA: Daniel J Hicks Sr, who died on July 16, 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 6th day of June, 2024.

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

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

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

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

MARY E MAZETIS Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 130257

(12-21,12-28,1-4) 146107

NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF CRAIG LAWRENCE FOURNIER

NOTICE TO UNKNOWN HEIRS

Notice is given that Karen S Fournier, whose address is 203 Yardley Square, Staunton, VA 24401, was on November 17, 2023 appointed Personal Representative of the estate of Craig Lawrence Fournier, who died on October 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 17th day of

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

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

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

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

KAREN S FOURNIER Personal Representative

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

Estate No. 131416

(12-21,12-28,1-4)

<u>146108</u>

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

LEGALS

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 at 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 pur-chaser. Purchaser shall be responsible for obtaining physical possession

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

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

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

(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**

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 Ciruit 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

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

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

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

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

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

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ORDER OF PUBLICATION

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

Plaintiff

DOUGLAS HARVEY PRINCE GEORGE'S COUNTY,

vs.

MARYLAND

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

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 Fl 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 eorge'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 en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

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

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

ORDER OF PUBLICATION

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

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

have an interest in the property situate and lying in Prince George's

interest in the property.

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

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

6,004~SQ FT CHAPEL OAKS LOT 2 BLK EYE Assmt \$199,967 Lib and Fl 4486/375 and assessed to LILLIE D. COLEMAN and CHARLES R. SPENC., PERSONAL REP., also known as 1414 FARMINGDALE AVE, CAPITOL HEIGHTS MD 20743

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

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

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

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

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

CEDRIC LIONEL TRAYLOR, II

Notice is given that Thomas

Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on No-

vember 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 ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

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

of Wills with a copy to the under-signed, on or before the earlier of

(1) Six months from the date of the

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

(2) Two months after the personal

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

published notice or other written notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

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

THOMAS J. KOKOLIS, ESQUIRE

tained from the Register of Wills.

other delivery of the notice.

Personal Representative

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

tative or the attornev.

the following dates:

decedent's death; or

IN THE ESTATE OF

LEGALS

Plaintiff

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

ORDER OF PUBLICATION

VS.

THE ESTATE OF **EVELYN** LENORA HOLLAND; SIGNAL FINANCIAL FEDERAL CREDIT UNION; VERLEYSEN, FRANCOIS

TRUSTEE; PRINCE GEORGE'S COUNTY, MARYLAND

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

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 SO FT & IMPS NEWBRIDGE PLAT 7 LOT 4 BLK EYE Assmt \$367.833 Lib and Fl 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 nec-essary 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

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 because 12 or 12 fore 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

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

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

ORDER OF PUBLICATION

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

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

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 prop-

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 Fl 4700/638 and assessed to ARTHUR C. WASH-INGTON and MARY B. WASHINGalso known as 2104 INGRAHAM ST, HYATTSVILLE MD 20782 Tax Account No. 17-1931138.

The Complaint states, among other things, that the amounts nec essary 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 the insertion of a copy of this Order in some newspaper having a general circulation in Prince eorge's County once a week for three (3) successive weeks 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

(12-14.12-21.12-28) 146023

LEGALS

Plaintiff

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

PRINCE GEORGE'S COUNTY,

All persons having or claiming to have an interest in the property sit-

uate and lying in Prince George's

Unknown Owner of the property 2123 RUATAN ST described as fol-

lows: Property Tax ID 17-1908813 on

the Tax Roll of Prince George's

County, the unknown owner's heirs,

devisees, and personal representa-

tives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns, or successors in

right, title and interest in the prop-

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

8,802 SQ FT & IMPS. ADELPHI HILLS LOT 10 BLK E Assmt

\$285,800 Lib and Fl 14529/478 and

assessed to JOSE S URQUILLA and

BLANCA D. URQUILLA, also

known as 2123 RUATAN ST, HY-

ATTSVILLE MD 20783 Tax Account

The Complaint states, among

other things, that the amounts nec-

essary 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 incertion of a copy of this

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince

George's County once a week for

three (3) successive weeks on or be-

fore the 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 re-

deem the property described above and answer the Complaint or there-

after a Final Judgment will be en-

tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

MAHASIN EL AMIN

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

Cecilia R Jones

Suite 440

202-274-1820

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

146024

Plaintiff in this proceeding:

No. 17-1908813.

Defendants

VS.

BLANCA D. URQUILLA;

County and known as:

HYATTSVILLE MD 20783

2123 RUATAN ST

JOSE S URQUILLA;

MARYLAND

AND

ORDER OF PUBLICATION

Plaintiff VS.

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC

C/O KENNY LAW GROUP, LLC

11426 YORK ROAD, 1ST FLOOR

COCKEYSVILLE, MARYLAND

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

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. KENIL-WORTH AT LOT 2 BLK 95 Assmt \$322,300 Lib and Fl 35582/127 and assessed to ALICE M. SZULIST LIVING, also known as 2515 KEN-HILL 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 eorge'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

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

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTINE C. WILLS

Notice is given that James C Wills, whose address is 11302 Attingham Lane, Glenn Dale, MD 20769, was on November 15, 2023 appointed Personal Representative of the estate of Waltine C. Wills, who died on August 15, 2023 without a will.

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

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

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other 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 C. WILLS Personal Representative

PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

> Estate No. 131301 (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 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 Patrick Post Alexander and Patrick Post Ale cia 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.

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

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

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

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

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

146058

CERETA A. LEE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

Notice is given that Steffanie Johnson, whose address is 11612 Stewart Lane, Apt. 101, Silver Spring, MD 20904, was on December 1, 2023 ap-pointed Personal Representative of the estate of Shirley Ann Rinehart-

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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

decedent's death; or

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

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

Personal Representative

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

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

LARAE MCCASKILL Personal Representative

Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 130866

146059

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

146060

145988 (12-7,12-14,12-21)

vs.

All persons having or claiming to

1414 FARMINGDALE AVE CAPITOL HEIGHTS MD 20743

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

Defendants

CASE NO.: C-16-CV-23-005470

Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Tax Account No. 18-2098945.

and clear of all encumbrances. MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk 146021

LEGALS Jacob Deaven, Esquire Parker, Simon & Kokolis, LLC 110 N. Washington Street, Suite 500

301-656-5775 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Rockville, MD 20850

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY MAE SWEENEY Notice is given that Thomas

Kokolis Esq, whose address is 110 N. Washington Street, Suite 500,

Rockville, MD 20850, was on No-

vember 27, 2023 appointed Personal Representative of the estate of Shirley Mae Sweeney, who died on December 30, 2021 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal representative or the attorney. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of

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

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

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

THOMAS J. KOKOLIS, ESQUIRE Personal Řepresentative CERETA A. LEE

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 127505

of sale has expired.

It is thereupon this 5th day of December, 2023, by the Circuit Court

NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF SHIRLEY ANN RINEHART-GUEST

Guest who died on November 11, 2023 with a will.

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

(2) Two months after the personal

tained from the Register of Wills.

REGISTER OF WILLS FOR

CERETA A. LEE REGISTER OF WILLS FOR

145987

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128167 (12-7,12-14,12-21)

CERETA A. LEE

County and known as:

CASE NO.: C-16-CV-23-005471

for Prince George's County: ORDERED, That notice be given

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

5335 Wisconsin Ave NW Washington, DC 20015 NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

ANTHONY PRESTON MCCASKILL Notice is given that Larae Mc-Caskill, 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

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

Further information can be ob-

tained by reviewing the estate file in

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 under-signed, on or before the earlier of

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

the following dates:

(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.

P.O. Box 1729

146057

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

their objections with the Register of Wills on or before the 1st day of June, 2024.

(1) Six months from the date of the

STEFFANIE JOHNSON

Estate No. 131505

CERETA A. LEE REGISTER OF WILLS FOR

ORDER OF PUBLICATION

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

Plaintiff

DARIAN L MORGAN; HAMLET WOODS CONDOMINIUM,

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 Fl 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.

Complaint states, among other things, that the amounts nec essary 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

y the insertion of a copy of this Order in some newspaper having a general circulation in Prince eorge's County once a week for three (3) successive weeks on or be-fore 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 (12-14,12-21,12-28) 146033

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED 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 PO Box 1729 UPPER MARLBORO, MD 20773-1729

146069

Estate No. 131399 (12-14,12-21,12-28)

ORDER OF PUBLICATION

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

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 prop-

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 Fl 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 nec-essary 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 deem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146027 (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

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of May, 2024.

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

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

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

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

> 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 146055

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

ORDER OF PUBLICATION

LEGALS

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

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.,

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 Fl 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 nnear in this Cou 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 (12-14,12-21,12-28) 146028

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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

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

(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

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,

AND

MARYLAND

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 prop-

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 Fl 44722/174 and assessed to IAN DAVIS ET AL, also known as 3114 GALLOP WAY, FORT WASH-INGTON 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 circulation in Prince general 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 ppear in this Court by the 6th day of February, 2024 and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 146029 (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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

JAMES JENNINGS III Personal Representative

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

Estate No. 131545 (12-14,12-21,12-28)146056

LEGALS

ORDER OF PUBLICATION **ORDER OF PUBLICATION** MUNICIPAL INVESTMENTS, LLC MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR

VS.

ARGENT MORTGAGE COMPANY,

VALORIE KACHERIAN, TRUSTEE;

PRINCE GEORGE'S COUNTY,

All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

FORT WASHINGTON MD 20744

Unknown Owner of the property

2705 SHAWN CT described as fol-

lows: Property Tax ID 05-0297499 on

the Tax Roll of Prince George's

County, the unknown owner's heirs,

devisees, and personal representa-

tives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns, or successors in

right, title and interest in the prop-

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

ESTATES; 10,000 SQ FT & IMPS

ROSE VALLEY ESTATE LOT 19

BLK S Assmt \$327,567 Lib and Fl

22061/457 and assessed to ALEC J

GUDGER and EMMA GUDGER,

also known as 2705 SHAWN CT.

FORT WASHINGTON MD 20744

The Complaint states, among

other things, that the amounts nec-essary for redemption have not

been paid although more than six

(6) months and a day from the date

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 be-

fore 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 re-

deem the property described above and answer the Complaint or there-

after a Final Judgment will be en-

tered foreclosing all rights of redemption in the property, and

vesting in the Plaintiff a title, free

MAHASIN EL AMIN

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

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

146026

Tax Account No. 05-0297499

of sale has expired.

Plaintiff in this proceeding:

Defendants

County and known as:

2705 SHAWN CT

ALEC J GUDGER;

EMMA GUDGER;

MARYLAND

AND

Plaintiff

Plaintiff

vs. 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:

COCKEYSVILLE, MARYLAND

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.

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 CARRING-TON LOT 5 BLK B Assmt \$396,367 Lib and Fl 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 nec essary 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 general eorge's County once a week for three (3) successive weeks on or be-fore 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 thereand answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

and clear of all encumbrances. MAHASIN EL AMIN Clerk of the Circuit Court for

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

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Mae Reese, whose address is 9865 Goodluck Rd

Apt #4, Lanham, MD 20706, was on

December 1, 2023 appointed Personal Representative of the estate of

Ralph Edward Reese, who died on

September 21, 2023 without a will.

Further information can be ob-

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

by contacting the personal representative or the attorney.

All persons having any objection to the appointment (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

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

sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that

the claim will be barred unless the creditor presents the claims within two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

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

MAE REESE Personal Representative

other delivery of the notice.

June, 2024.

the following dates:

decedent's death; or

IN THE ESTATE OF RALPH EDWARD REESE

LEGALS

146038

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

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

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

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

(1) Six months from the date of the decedent's death; 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. Ćlaim forms may be obtained from the Register of Wills.

> THERESA HAMMONDS Personal Representative

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

146065

Estate No. 131556

P.O. Box 1729

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

CERETA A. LEE

Estate No. 130723

146064

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

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

UPPER MARLBORO, MD 20773-1729

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