

301-627-6260 Have a Wonderful and Safe Weekend

Isaac H. Marks, Sr., Esquire 11785 Beltsville Drive, Suite 150, Calverton, Maryland 20705 301-572-7391

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF EDNA PITTMON BECTON

Notice is given that Stanwyn Becton, whose address is 1668 Grand Meadow Drive, Gambrills, MD 21054, was on December 19, 2023 appointed Personal Representative of the estate of Edna Pittmon Becton, who died on December 28, 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 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 thereafter. Claim forms may be obtained from the Register of Wills.

STANWYN BECTON Personal Representative

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

Estate No. 126197

<u>146219 (1-4,1-11,1-18)</u>	146219	<u>(1-4,1-11,1-18)</u>
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### LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

### **Board of License**

Commissioners

(Liquor Control Board)

### **REGULAR SESSION**

JANUARY 23, 2024

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

Manager, for a Class B, Beer, Wine and Liquor for the use of Southeast-ern Foods, LLC, t/a Shantoo, 1290 Crain Highway, Bowie, 20716.

Glaister Brooks, Owner, for a Class B, Beer, Wine and Liquor for the use of D&G Caribbean Grill + Bar, Inc., t/a D&G Caribbean Grill + Bar, 6946 Laurel Bowie Road, Laurel, 20715.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, January 23, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director January 3, 2024

146266 (1-11,1-18)

### LEGALS

### ORDER OF PUBLICATION

FIG SERIES HOLDINGS LLC FBO SEC PTY 35 Fulford Avenue, Suite 203	
Bel Air, Maryland 21014	
Plaintiff	
V.	
DONALD JORDAN, SR.	
and	
THERESA KESKA	
and	
THE ESTATE, PERSONAL REPRE-	

SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF H. MANNING CLAGETT AKA HENRY MANNING CLAGETT, LENDER, DECEASED, AND ALL CLAIMING PERSONS BY, THROUGH, OR UNDER H. MAN-NING CLÀGETT AKA HENRY MANNING CLAGETT, LENDER

### and

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF CHRISTINE O. CLAGETT, LENDER, DECEASED, AND ALL CLAIMING PERSONS BY, THROUGH, OR UNDER CHRIS-TINE O. CLAGETT, LENDER

### JOSEPH WELCH, TRUSTEE

and

and

### THE STATE OF MARYLAND

and Happi 36 Metzerott Road Apt 1424 PRINCE GEORGE'S COUNTY, Adelphi, MD 20783 MARYLAND

LEGALS

Christina M Taylor 16701 Melford Blvd, Ste 400 Bowie, MD 20715 202-716-6113

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNETTE BLAKE AKA: ANNETTE STONE BLAKE

Notice is given that Tabbette C Blake, whose address is 9607 Beachwood Avenue, Lanham, MD 20706, was on December 15, 2023 appointed Personal Representative of the estate of Annette Blake AKA: Annette Stone Blake, who died on November 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 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 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 ob-tained from the Register of Wills.

### TABBETTE C BLAKE Personal Representative

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

Estate No. 131434

<u>146216</u> (1-4,1-11,1-18)

### NOTICE

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, Plaintiffs

Frederick Mbayu, Personal Representative for the Estate of Emily

### **ORDER OF PUBLICATION ORDER OF PUBLICATION** BRUISER HOLDINGS LLC BRUISER HOLDINGS LLC Plaintiff, VS. vs. MARIA G OLSZAR SHERRON STODDARD Prince George's County, Maryland Occupant Occupant Unknown Owners Unknown Owners ALL OTHER PERSONS THAT ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7984 LAKECREST DR UNIT: 7984, GREENBELT, MD 20770, Parcel No. 21-2372720. No. 06-3287174. And And ANY UNKNOWN OWNER OF THE PROPERTY 7984 LAKECREST DR UNIT: 7984, GREENBELT, MD 20770, Parcel No. 21-2372720, 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 interest. Defendants In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005856 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2372720 in Prince George's County, sold by the Collector of

Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding: VILLAGE CONDO UNIT 7984

2,517.0000 Sq. Ft. & Imps. Charlestowne The Complaint states, among

other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 21-2372720 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

146203 (1-4,1-11,1-18)

### LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 2317 MATTHEW HENSON AVE,

LANDOVER, MD 20785, Parcel No.

ANY UNKNOWN OWNER OF

THE PROPERTY 2317 MATTHEW

HENSON AVE, LANDOVER, MD

20785, Parcel No. 13-1556513, the

unknown owner's heirs, devisees,

and personal representatives and

VS.

Occupant

13-1556513,

And

WILLIAM J MILLER

Unknown Owners

### **LEGALS**

Plaintiff,

Prince George's County, Maryland

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3103 SOUTHERN AVE UNIT 11, TEMPLE HILLS, MD 20748, Parcel

ANY UNKNOWN OWNER OF THE PROPERTY 3103 SOUTHERN AVE UNIT 11, TEMPLE HILLS, MD 20748, Parcel No. 06-3287174, 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

### Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005864

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3287174 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 3103-11 PHASE 2 1.004.0000 Sq. Ft. & Imps. Kings Crossing Con

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

It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 06-3287174 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

146205 (1-4,1-11,1-18)

**ORDER OF PUBLICATION** 

Bobby G. Henry Jr 9701 Apollo Drive, Suite 100 Largo, MD 20774 301-925-7900

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAEL K BURCH JR

Notice is given that Gerald A Burch, whose address is 2394 Hop-kins Farm Court, Browns Summit, NC 27214, and Tiffany M Burch, whose address is 2394 Hopkins Farm Court, Browns Summit, NC 27214 were on December 20, 2023 appointed Co-Personal Representa-tives of the estate of Michael K Burch Jr, who died on August 31, 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.

All persons having any objection All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of June, 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 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 ob-tained from the Register of Wills.

GERALD A BURCH TIFFANY M BURCH **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. 130566
146220	(1-4,1-11,1-18)

Serving	
Prince George's	
County Since 1932	

erage Article.

### TRANSFER

Arti Kumar, Managing Member, for a Class A, Beer, Wine and Liquor for the use of Plaza Beverages MD, LLC, t/a Greater Plaza Liquors, 6439 Marlboro Pike, District Heights, 20747 transfer from Plaza Beverages MD, LLC, t/a Plaza Liquors, 6439 Marlboro Pike, District Heights, 20747, Hirabhai Patel, Member-Manager.

D. Pratapray Parsana, President/Treasurer, Jaspal S. Kaswala, Secretary, for a Class A, Beer, Wine and Liquor for the use of Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744 transfer from Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744, Pratapray D. Parsana, President/Secretary/ Treasurer.

Shailesh Ashwin Patel, President, Jignesh Sumanbhai Desai, Vice President, Tarun Ashwin Patel, Secre-tary/Treasurer for a Class B(BH), Beer, Wine and Liquor for the use of Hariprem Hotels, Inc., t/a Double-Tree Hotel Largo, 9100 Basil Court, Largo, 20774 transfer from Largo Hotel Beverages, LLC t/a Double-tree by Hilton, 9100 Basil Court, Largo, 20774, Alexander Williams, Member.

### NEW- CLASS B(DD), BEER, WINE AND LIQUOR

Davonne Austin, CEO, Brandon Austin, Board Manager for a Class B(DD), Beer, Wine and Liquor for the use of Marley's Bar & Grill Inc., t/a Marley's Bar & Grill, 6450 American Blvd, Suite 101, Hyattsville, 20782.

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

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

Tanetta Nicole Merritt, Authorized Person, Susan Vogel, Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of Apollo 109, LLC, t/a La'Caj, 4535 Telfair Blvd, Suite 109 and Suite 110, Camp Springs, 20746.

### NEW- CLASS B, BEER, WINE AND LIQUOR

Darnell Dinkins, Authorized Person, for a Class B, Beer, Wine and Liquor for the use of House of Comedy and Jazz Limited Liability Company, t/a House of Comedy and Jazz, 9430 Annapolis Road, Lanham, 20706.

Shawn A. Demetrius, Member-

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

Property Address: 16110 Stone Foot Rd, Accokeek, MD 20607 Account Number: 05 0294157 Description: 2.3100 Acres. & Imps. North Accokeek Lot 11 Assmt: \$325,100 Liber/Folio: Liber 11630 Fl 569 Assessed To: Jordan Donald Sr & Theresa Keska

### In the Circuit Court for Prince George's County, Maryland C-16-CV-23-005911

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

Property Address: 16110 Stone Foot Rd, Accokeek, MD 20607 Account Number: 05 0294157 Description: 2.3100 Acres. & Imps. North Accokeek Lot 11 Assmt: \$325,100 Liber/Folio: Liber 11630 Fl 569 Assessed To: Jordan Donald Sr & Theresa Keska

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-paper having circulation in Prince George's County, once a week for three successive weeks on or before the 26th day of January, 2024, warning all persons interested in the said properties to be and appear in this Court by the 5th day of March, 2024, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption

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

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

True Copy—Test: Mahasin El Amin,	Clerk
146254	(1-11,1-18,1-25)

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-003601

Defendant

Notice is hereby given this 22nd day of December, 2023, by the Cir-cuit 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 22nd 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 22nd day of January, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$143,583.44. The property sold herein is known as 1836 Metzerott Road Apt 1424, Adelphi, MD 20783.

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

146173 (1-4,1-11,1-18)

### NOTICE

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

Clifford E Hendking and Beatrice E Hendking aka Beatrice E Baskerville

Defendants

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

### CIVIL NO. C-16-CV-23-002164

ORDERED, this 22nd day of December, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9713 Fox Run Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and con-firmed, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2024 next, pro-vided a copy of this notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 22nd day of January, 2024, next.

The report states the amount of sale to be \$316,000.00.

Clerk of the	N EL AMIN Circuit Court
True Copy—Test Mahasin El Ami	e's County, MD :: n, Clerk
146170	(1-4,1-11,1-18

(1-4, 1-11, 1-18)

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff, vs.

LAZELL & MARY M POWERS Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 916 ELFIN AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2095255,

And

ANY UNKNOWN OWNER OF THE PROPERTY 916 ELFIN AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2095255, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, as-signs or successors in right, title and interest. Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005866

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2095255 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOTS 81.82.83 6,000.0000 Sq. Ft. & Imps. Gr Capitol Heights Blk 28

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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, warn-ing all persons interested in the property to appear in this Court by the 27th day of February, 2024, and redeem the property with Parcel Identification Number 18-2095255 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.

IIN ourt for Maryland	MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland	
	True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, (	Clerk
1-11,1-18)	146206	(1-4,1-11,1-18)	146207	(1-4,1-11,1-18)

### BRUISER HOLDINGS LLC Plaintiff,

vs.

MWINNIKPEG ERIC SOME Prince George's County, Maryland Occupant

LEGALS

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3103 SOUTHERN AVE UNIT: 21, TEMPLE HILLS, MD 20748, Parcel No. 06-3287232,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3103 SOUTHERN AVE UNIT: 21, TEMPLE HILLS, MD 20748, Parcel No. 06-3287232, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005868

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3287232 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 3103-21 PHASE 2 1,004.0000 Sq. Ft. & Imps. Kings Crossing Con

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspa-per 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 06-3287232 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.

their or any of their heirs, devisees, and interest. In the Circuit Court for

Prince George's County, Maryland Case No. C-16-CV-23-005863 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1556513 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,445.0000 Sq.Ft. & Imps. Palmer Park Lot 33 Blk J

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 13-1556513 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

Clerk of the	IN EL AMIN Circuit Court for 6 County, Maryland	N Clerk Prince C
True Copy—Tes Mahasin El Ami	it: in, Clerk	True Coj Mahasin
146204	(1-4,1-11,1-18)	146206

executors, administrators, grantees, assigns or successors in right, title Defendants.

**Plaintiff** 

LEGALS

### LEGALS

LM File No.: 107-00049- Cheap Lands, Inc.

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

### **ORDER OF PUBLICATION**

Weavers Professional Services, Inc., Plaintiff.

vs.

Sojourner Coultrane Walker; Jose Ramos; Renita J. Price-Lewis, Personal Representative of the Estate of James J. Price; The testate and intestate successors of James Jefferson Price, 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 1.8200 Acres. Assmt \$10,900 Map 147 Grid A3 Par 044 Lib 32914 Fl 344 and being identified on the Tax Roll as Parcel ID: 04-0261206, and which may be known as Vacant lot on Martin Rd., Brandywine, MD 20613, 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 1.8200 Acres. Assmt \$10,900 Map 147 Grid A3 Par 044 Lib 32914 Fl 344 and being identified on the Tax Roll as Parcel ID: 04-0261206, and which may be known as Vacant lot on Martin Rd., Brandywine, MD 20613, Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000050 (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 1.8200 Acres. Assmt \$10,900 Map 147 Grid A3 Par 044 Lib 32914 Fl 344 and being identified on the Tax Roll as Parcel ID: 04-0261206, and which may be known as Vacant lot on Martin Rd., Brandywine, MD 20613.

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

It is thereupon this 8th day of January, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 2nd day of February. 2024

lector of Taxes for the Prince George's County, Maryland, and the State of Maryland:

described as Lots 3.4 4,076.0000 Sq.Ft. Eagle Harbor Blk 17 Assmt \$2,000 Lib 34873 Fl 313 and being identified on the Tax Roll as Parcel ID: 08-0829747, and which may be known as Vacant lot on Patuxent Blvd., Aquasco, MD 20608.

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

It is thereupon this 8th day of January, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 2nd day of February, 2024, warning all persons interested in the property to appear in this Court by the 12th day of March, 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 Él Amin, Clerk

(1-18,1-25,2-1) 146280

### LEGALS

Plaintiff

### ORDER OF PUBLICATION

EPCOT MD LLC

v.

### PEGGY ANN BEATLEY

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

PRINCE GEORGE'S COUNTY, MARYLAND

TRI-COUNTY FEDERAL SAVINGS BANK

ROBERT G. SHERMAN

MICHAEL L. MIDDLETON

LEROY E. BROWN

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 Property described as follows: 4418 DANVILLE RD BRANDYWINE MD 20613-0000 being know as District - 05 Account Number - 0277251 with a legal description of PT LT 20 EQ 1.22 ACRES on the Tax Roll of the Director of Finance

### LEGALS

**ORDER OF PUBLICATION** BRUISER HOLDINGS LLC Plaintiff,

CLARENCE & BETTY J WALKER Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4313 SHELL ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 06-0653451.

And

VS.

ANY UNKNOWN OWNER OF THE PROPERTY 4313 SHELL ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 06-0653451, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000095

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0653451 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOTS 44.45. 4,000.0000 Sq. Ft. & Imps. Bradbury Heights Blk 49

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

It is thereupon this 8th day of January, 2024, by the Circuit Court for Prince George's 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 12th day of March, 2024, and redeem the property with Parcel Identification Number 06-0653451 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

<u>146281</u> (1-18,1-25,2-1)

### LEGALS

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

LARRY J JERNAGIN; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

AND

20 MEL MARA DR OXON HILL MD 20745

### AND

Unknown Owner of the property 20 MEL MARA DR described as follows: Property Tax ID 12-1232339 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-24-000108

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:

14,592 SQ FT & IMPS. NORTH PO-TOMAC VIST LOT 4 BLK E Assmt \$351,433 Lib and Fl 47568/270 and assessed to GARRY L ENG, also known as 20 MEL MARA DR, OXON HILL MD 20745, Tax Account No. 12-1232339.

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 catter of sale has expired. It is thereupon this 8th day of Jan-uary, 2024, 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 2nd day of February, 2024, warning all persons interested in the property to appear in this Court by the 12th day of March, 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

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

**ORDER OF PUBLICATION** 

Winston-Salem, NC 27106 Plaintiff VS.

STEPHANIE T JENKINS ERIC W JENKINS PRINCE GEORGE'S, Maryland

AND

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

PRINCE GEORGE'S, described as follows: Tax Account No 1899400, 7,475 SQ FT & IMPS. CHILLUM-GATE LOT 26 BLK 1 ASSMT \$345,767 LIB 39546 FL 393; AS-SESSED TO JENKINS, STEPHANIE T ET AL; KNOWN AS 5807 CHILLUMGATE RD HY-ATTSVILLE MD 20782.

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-24-000046

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

PRINCE GEORGE'S, described as follows: Tax Account No 1899400, 7,475 SQ FT & IMPS. CHILLUM-GATE LOT 26 BLK 1 ASSMT \$345,767 LIB 39546 FL 393; AS-SESSED TO JENKINS, STEPHANIE T ET AL; KNOWN AS 5807 CHILLUMGATE RD HY-HY-ATTSVILLE MD 20782.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 8th day of Jan-uary, 2024, by the Circuit Court for Drive Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 2nd day of February, 2024, warning all persons interested in the property to appear in this Court by the 12th day of March, 2024, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (1-18, 1-25, 2-1)146278

### **ORDER OF PUBLICATION**

GARRY L ENG;

MARYLAND

MUNICIPAL INVESTMENTS, LLC

PRINCE GEORGE'S COUNTY,

C/O KENNY LAW GROUP, LLC

have an interest in the property situate and lying in Prince George's County and known as: 1201 DUNBAR OAKS DR

CAPITOL HEIGHTS MD 20743 AND

Unknown Owner of the property 1201 DUNBAR OAKS DR described as follows: Property Tax ID 18-2038149 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-24-000075

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:

5810 SQ FT; CHAPEL OAKS LOT 29 BLK P ; Assmt 178,167 Lib and Fl 46810/395 and assessed to LARRY J JERNAGIN, a married man, also known as 1201 DUNBAR OAKS DR, CAPITOL HEIGHTS MD 20743, Tax Account No. 18-2038149.

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

(b) fionths and a day from the date of sale has expired. It is thereupon this 8th day of Jan-uary, 2024, 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 circulation in Prince George's County once a week for three (3) successive weeks on or before the 2nd day of February, 2024, warning all persons interested in the to appear in this Court by the 12th day of March, 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 close of all oncumbrance. and clear of all encumbrances.

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

warning all persons interested in the property to appear in this Court by the 12th day of March, 2024, and redeem their property and/or an-swer 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

146279 (1-18,1-25,2-1)

LEGALS

### LM File No.: 107-00047- Cheap Lands, Inc.

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

### **ORDER OF PUBLICATION**

Weavers Professional Services, Inc., Plaintiff, VS.

The testate and intestate successors of Carolyn Cross, 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 Lots 3.4 4,076.0000 Sq.Ft. Eagle Har-bor Blk 17 Assmt \$2,000 Lib 34873 Fl 313 and being identified on the Tax Roll as Parcel ID: 08-0829747, and which may be known as Vacant lot on Patuxent Blvd., Aquasco, MD 20608, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, de-scribed as Lots 3.4 4,076.0000 Sq.Ft. Eagle Harbor Blk 17 Assmt \$2,000 Lib 34873 Fl 313 and being identi-fied on the Tax Roll as Parcel ID: 08-0829747, and which may be known as Vacant lot on Patuxent Blvd., Aquasco, MD 20608,

### Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000051 (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 Col-

### Defendants

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

Case No. C-16-CV-24-000054

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4418 DANVILLE RD BRANDYWINE MD 20613-0000 being know as District - 05 Account Number - 0277251 with a legal description of PT LT 20 EQ 1.22 ACRES 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: 4418 DANVILLE RD BRANDYWINE MD 20613-0000 being know as District - 05 Account Number - 0277251 with a legal description of PT LT 20 EQ 1.22 ACRES 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 8th day of January, 2024, 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 12th day of March, 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 146275 (1-18,1-25,2-1)



ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,

vs.

### KATHLEEN W & EDWARD D WAID JR

Prince George's County, Maryland Occupant Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 1507 PINELAKE LN, BOWIE, MD 20716, Parcel No. 07-0802041,

### And

ANY UNKNOWN OWNER OF THE PROPERTY 1507 PINELAKE LN, BOWIE, MD 20716, Parcel No. 07-0802041, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest. Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000096

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 07-0802041 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

26,400.0000 Sq. Ft. & Imps. Pointer Ridge Lot 3 Blk 24

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

It is thereupon this 8th day of Jan-uary, 2024, by the Circuit Court for Prince George's 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 12th day of March, 2024, and redeem the property with Parcel Identification Number 07-0802041 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

146282 (1-18,1-25,2-1)

Mahasin El Amin, Clerk <u>146276</u> (1-18, 1-25, 2-1)

### LEGALS

Christopher Brown, Esq. 1629 K Street, NW, Suite 300 Washington, DC 20006 (202) 599-9569

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF **BERNICE MCGHEE**

Notice is given that Cornell T. McGhee, whose address is 20614 Newstone Drive, Richmond, TX 77406 and Myron B. McGhee, 7/406 and Myron B. McGhee, whose address is 2368 Leafgate Road, Decatur, GA 30033, were on 12/26/2023 appointed Co-Personal Representatives of the estate of Ber-nice McGhee who died on Septem-ber 27, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of June, 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 Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

CORNELL T. MCGHEE MYRON B. MCGHEE **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. 131670 (1-18,1-25,2-1) 146315

Mahasin El Amin, Clerk (1-18,1-25,2-1)

> A. Wayne Hood II 1720 I St NW Washington, DC 20006 (202) 978-0505

146277

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE MARIE STEWART HASTY

Notice is given that Ronald Hasty, whose address is 1301 Gunpowder Ct, Fort Washington, MD 20744 was on May 23, 2022 appointed per-sonal representative of the small estate of Joyce Marie Stewart Hasty, who died on June 18, 2021 without a will.

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

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

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

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

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

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

### RONALD HASTY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123671 146288 (1-18)

### LEGALS

D. Gregory Howard, Esq. 298 Butler Road Reisterstown, MD 21136 410-526-4734

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA HEGEWISCH O'TOOLE

Notice is given that Adolfo Joseph Alvarez, whose address is 3315 Leritz Lane, Edgewater, MD 21037, and Eduardo A. Hegewisch, whose address is 16444 Whale Grey Place, Lakewood Ranch, FL 34211, were on January 2, 2024 appointed co-per-sonal representatives of the small estate of Patricia Hegewisch O'-Toole who died on May 1, 2023 with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned co-personal representatives 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 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 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.

ADOLFO JOSEPH ALVAREZ EDUARDO A. HEGEWISCH 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. 131269 146287 (1-18)

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

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

### 6810 PICKETT DRIVE SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Charles E. Lynch, dated July 20, 2018, and recorded in Liber 41191 at folio 470 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 Marl-boro, Maryland, 20772, on

### FEBRUARY 6, 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 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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if re-quired. 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 bor-rower entered into a loan modification agreement, filed bankruptcy, rein-stated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are un-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 purchasor's cale remedy in law or equity shall be limited 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 as upon the prick of the property and provide the property and the purchaser at the foreclosure sale shall as sume the risk of loss for the property immediately after the sale. (Matter # 23-600027)

### 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

146271

LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### 12512 KINGSVIEW STREET BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Prince A. Surry and Dmarko M. Brown, dated March 4, 2015, and recorded in Liber 36809 at folio 367 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-stitute 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

### FEBRUARY 6, 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 \$38,000.00 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 Tructors if the property is purchased by an entity other than 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 re-quired. 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 un-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 as upon the prick of the property impediately after the cale. (Matter # sume the risk of loss for the property immediately after the sale. (Matter # 23-600795)

### 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

LEGALS

### (1-18,1-25,2-1)

### LEGALS

cember, 2023, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

the insertion of a copy of this Order in the Prince George's Post, a news-paper having circulation in Prince George's County, once a week for three successive weeks on or before the 10th day of Lemany 2024 were the 19th day of January, 2024, warning all persons interested in the said properties to be and appear in this Court by the 27th day of February, 2024, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146177 (1-4,1-11,1-18)\_

### **NOTICE OF SALE**

6321 Foster Street. District Heights, MARYLAND 20747

SYDNEY E. ROBERSON Substitute Trustee Plaintiff

ESTATE OF EDNA SAXON AKA EDNA CARALYN SAXON Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001788

Notice is hereby issued by the Cir-cuit Court of Prince George's County this 22nd day of December, 2023 that the sale of the property mentioned in these proceedings, made and reported by NICOLE LIP-INSKI, Substitute Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2024, provided, a copy of this notice be inserted in the Prince George's Post newspaper published in Prince George's County, once in each of three successive weeks, before the 22nd day of January, 2024.

The Report of Sale 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 Él Amin, Clerk 146171 (1-4,1-11,1-18)

ORDER OF PUBLICATION

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

EDWARD W EDWARDS, SR; GLADYS MILDRED PEGUES-ED-WARDS: GEORGE'S COUNTY, PRINCE MARYLAND

### AND

All persons having or claiming to

PRINCE GEORGE'S COUNTY GOVERNMENT

### **BOARD OF LICENSE COMMISSIONERS**

### NOTICE OF **PUBLIC HEARING**

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on February 22, 2024 will be heard on April 23, 2024. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 106, 17 BL 107, 17 BL 108 17 BL 109

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

A virtual hearing will be held via Zoom on Wednesday, February 7, 2024 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <u>http://bolc.mypgc.us</u> or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director January 5, 2024

(1-11, 1-18)146265

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF **BARBARA BOONE**

Notice is given that Angelique Hooker, whose address is 3535 S. Ball Street, #118, Arlington, VA 22202, was on December 15, 2023 appointed Personal Representative of the estate of Barbara Boone, who died on November 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 (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 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.

(1-18,1-25,2-1)

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

LEGALS

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### 4728 QUADRANT STREET CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Joseph Mcneil, Sr., dated July 19, 2013, and recorded in Liber 35242 at folio 472 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

### FEBRUARY 6, 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 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 \$9,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the pur-chase 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 Sub-stitute Trustees, if the property is purchased by an entity other than the note-holder 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 en-titled to any surplus or profits arising from the resale even if they are the re-sult 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 as-sessments 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 rea-son, the purchaser's sole remedy in law or equity shall be limited to the re-fund 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 as-sume the risk of loss for the property immediately after the sale. (Matter # 19-602360)

### 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

146272

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,

vs.

146273

MAE HELEN BROWN W SPRUILL Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2110 DUPONT AVE, SUITLAND, MD 20746, Parcel No. 06-0647941,

And

ANY UNKNOWN OWNER OF THE PROPERTY 2110 DUPONT AVE, SUITLAND, MD 20746, Parcel No. 06-0647941, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000098

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0647941 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOTS 38.39.40 6,000.0000 Sq. Ft. & Imps. Dupont Heights Blk 13

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

It is thereupon this 8th day of Jan-uary, 2024, by the Circuit Court for Prince George's 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 12th day of March, 2024, and redeem the property with Parcel Identification Number 06-0647941 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

(1-18,1-25,2-1)

ORDER OF PUBLICATION FIG SERIES HOLDINGS LLC FBO

SEC PTY 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

Plaintiff

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF JEROME R. GOLDRING, DE-CEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER JEROME R. GOLDRING

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 402 Warburton Oaks Dr, Fort Washington, MD 20744

Account Number: 05 0326660 Description: 10,298.0000 Sq.Ft. & Imps. Franklin Square Lot 60 Blk A Assmt: \$277,600 Liber/Folio: Lib 04551 Fl 428 Assessed To: Goldring Jerome R & Evelyn A.

### In the Circuit Court for Prince George's County, Maryland C-16-CV-23-00005757

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

Property Address: 402 Warburton Oaks Dr, Fort Washington, MD 20744

Account Number: 05 0326660 Description: 10,298.0000 Sq.Ft. & Imps. Franklin Square Lot 60 Blk A Assmt: \$277,600 Liber/Folio: Lib 04551 Fl 428 Assessed To: Goldring Jerome R & Evelyn A.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 26th day of Dehave an interest in the property situate and lying in Prince George's County and known as:

9805 BRANDYWINE RD CLINTON MD 20735

### AND

Unknown Owner of the property 9805 BRANDYWINE RD described as follows: Property Tax ID 09-0981720 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-23-005842

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:

PT LOT 1 18,735 SQ. FT & IMPS BUCKLERS SUB- TOLS LOT I Assmt, \$292,300 Lib and Fl 16944/632 and assessed to ED-WARD W EDWARDS, SR and GLADYS MILDRED PEGUES-ED-WARDS, also known as 9805 BRANDYWINE RD, CLINTON MD 20735, Tax Account No. 09-0981720.

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

(6) months and a day from the dute of sale has expired. It is thereupon this 26th day of De-cember, 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 be-fore the 19th day of January, 2024, warning all persons interested in the property to appear in this Court by the 27th day of February, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment 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 146176 (1-4, 1-11, 1-18) 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.

ANGELIQUE HOOKER Personal Representative

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

Estate No. 131534

(1-4,1-11,1-18) <u>146218</u>

### NOTICE

LEGALS

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

Charles K Egunjobi 1752 Village Green Drive, B-54 Hyattsville, MD 20785 Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002809

Notice is hereby given this 22nd 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 22nd 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 22nd day of January, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$165,537.05. The property sold herein is known as 1752 Village Green Drive, B-54, Hyattsville, MD

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 146172

(1-4, 1-11, 1-18)

#### (1-18,1-25,2-1) 146283

### LEGALS

And

Plaintiff,

### **ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC

vs.

MELVIN F WINGO Prince George's County, Maryland Occupant Unknown Owners

RHEBA WINGO Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9102 UTICA PL, UPPER MARL-BORO, MD 20774, Parcel No. 20-2279081,

### And

ANY UNKNOWN OWNER OF THE PROPERTY 9102 UTICA PL, UPPER MARLBORO, MD 20774, Parcel No. 20-2279081, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

### Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000005

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2279081 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

11,080.0000 Sq. Ft. & Imps. Spring-dale Lot 7 Blk H

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 20-2279081 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 Amii	n, Clerk
146233	(1-11,1-18,1-25)

### **ORDER OF PUBLICATION** BRUISER HOLDINGS LLC

vs. MGM CONSTRUCTION LLC Prince George's County, Maryland Occupant Unknown Owners MGM CONSTRUCTION AND PROPERTIES, LLC Prince George's County, Maryland Occupant Unknown Owners

Plaintiff,

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 944 BALBOA AVE. CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2004901,

ANY UNKNOWN OWNER OF PROPERTY 944 BALBOA THE CAPITOL HEIGHTS, MD AVE. 20743, Parcel No. 18-2004901, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

### Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005872

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2004901 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOTS 56.57.58 & 59.60 10,000.0000 Sq.Ft. & Imps. Gr Capitol Heights Blk 25

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 18-2004901 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

146237 (1-11,1-18,1-25)

**ORDER OF PUBLICATION** 

### LEGALS

### **ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff, vs.

MARY E WOODS & WILLIE J MITCHELL & RITA L MITCHELL Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7607 FONTAINEBLEAU DR UNIT: 2353, HYATTSVILLE, MD 20784, Parcel No. 20-2263994,

And

ANY UNKNOWN OWNER OF PROPERTY THE 7607 FONTAINEBLEAU DR UNIT: 2353, HYATTSVILLE, MD 20784, Parcel No. 20-2263994, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

### Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000008

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2263994 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 2353 3,840.0000 Sq.Ft. & Imps. Frenchmans Creek C

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Iden-tification Number 20-2263994 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

146234 (1-11,1-18,1-25)

ORDER OF PUBLICATION

### **ORDER OF PUBLICATION** BRUISER HOLDINGS LLC Plaintiff, vs.

### HENOC MESKELU Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5402 85TH AVE, CONDO UNIT: 104, HYATTSVILLE, MD 20784, Parcel No. 20-2239697,

### And

ANY UNKNOWN OWNER OF THE PROPERTY 5402 85TH AVE, CONDO UNIT: 104, ATTSVILLE, MD 20784, Parcel No. 20-2239697, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000009

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2239697 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 5402-104 1,918.0000 Sq.Ft. & Imps. Carrollan Gardens

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 20-2239697 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

LEGALS

ORDER OF PUBLICATION

EMMA BONDS ROBINSON & PHAON BONDS

Prince George's County, Maryland

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY

3600 JEFF RD, UPPER MARL-BORO, MD 20774, Parcel No. 20-

ANY UNKNOWN OWNER OF

THE PROPERTY 3600 JEFF RD,

UPPER MARLBORO, MD 20774,

Parcel No. 20-2200509, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs or successors in right, title and

In the Circuit Court for

Case No. C-16-CV-23-005879

Defendants.

BRUISER HOLDINGS LLC

(1-11,1-18,1-25)

Plaintiff,

True Copy—Test: Mahasin El Amin, Clerk

146235

vs.

Occupant Unknown Owners

2200509,

interest.

And

### LEGALS

### **ORDER OF PUBLICATION** BRUISER HOLDINGS LLC Plaintiff, vs. FRANQUIS VILLATORO & MIL-

TON CARBAJAL Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3636 COUSINS DR, UPPER MARL-BORO, MD 20774, Parcel No. 20-2215713,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3636 COUSINS DR, UPPER MARLBORO, MD 20774, Parcel No. 20-2215713, the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000010

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 20-2215713 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

### 8,635.0000 Sq. Ft. & Imps. Armore Estates Lot 19 Blk B

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

It is thereupon this 2nd day of Jan-uary, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 20-2215713 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

146236 (1-11,1-18,1-25)

LEGALS

**ORDER OF PUBLICATION** 

BRUISER HOLDINGS LLC

**ORDER OF PUBLICATION** 

Plaintiff, vs.

HARRY L PICKETT Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY **INTEREST IN THE PROPERTY 121** PANORAMA DR, OXON HILL, MD 20745, Parcel No. 12-1236413,

#### And

ANY UNKNOWN OWNER OF THE PROPERTY 121 PANORAMA DR, OXON HILL, MD 20745, Parcel No. 12-1236413, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005873

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1236413 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

37,685.0000 Sq. Ft. & Imps. Potomac Vista Lot 9 Blk E

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 12-1236413 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

146238 (1-11,1-18,1-25)

### ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff, VS.

### ORDER OF PUBLICATION

### BRUISER HOLDINGS LLC Plaint vs.

ATMAN OGR INC Prince George's County, Marylan Occupant Unknown Owners

ALL OTHER PERSONS THA HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9710 THORNCREST DR, FORT WASHINGTON, MD 20744, Parcel No. 05-3414695,

#### And

ANY UNKNOWN OWNER OF THE PROPERTY 9710 THORN-CREST DR, FORT WASHINGTON, MD 20744, Parcel No. 05-3414695, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005895

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-3414695 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

### 2.1400 Acres. Jackson Estates Lot 3

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

It is thereupon this 2nd day of Jan-uary, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 05-3414695 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 encumbr

	BRUISER HOLDINGS LLC Plaintiff,
iff,	VS.
nd	TIMOTHY H MULLANEY Prince George's County, Maryland Occupant Unknown Owners
AT	ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY

IS THAT AVE ANY INTEREST IN THE PROPERTY 3450 TOLEDO TER, HY-3450 ATTSVILLE, MD 20782, Parcel No. 17-1844901,

#### And

ANY UNKNOWN OWNER OF THE PROPERTY 3450 TOLEDO TER, HYATTSVILLE, MD 20782, Parcel No. 17-1844901, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005880

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1844901 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 712 994.0000 Sq. Ft. & Imps. Seville A Condo

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Iden-tification Number 17-1844901 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.		encumbrances.		encumbrances.		encumbrances
MAHASIN EL AMIN		MAHASIN EL AMIN		MAHASIN EL AMIN		MAHA
Clerk of the Circuit Court for		Clerk of the Circuit Court for		Clerk of the Circuit Court for		Clerk of the
Prince George's County, Maryland		Prince George's County, Maryland		Prince George's County, Maryland		Prince George
True Copy—Test:		True Copy—Test:		True Copy—Test:		True Copy—Te
Mahasin El Amin, Clerk		Mahasin El Amin, Clerk		Mahasin El Amin, Clerk		Mahasin El Ar
146250	(1-11,1-18,1-25)	146242	(1-11,1-18,1-25)	146240	(1-11,1-18,1-25)	146241

BRUISER HOLDINGS LLC			
Plaintiff,			
VS.			
ROBIN N & JANET SHARON M			
WRIGHT			
Prince George's County, Maryland			

Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2009 BARLOWE PL, LANDOVER, MD 20785, Parcel No. 13-1424837,

And

ANY UNKNOWN OWNER OF THE PROPERTY 2009 BARLOWE PL, LANDOVER, MD 20785, Parcel No. 13-1424837, 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.

#### Prince George's County, Maryland In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005878

The object of this proceeding is secure the foreclosure of all rights redemption in the following proj erty Parcel Identification Number 13-1424837 in Prince George County, sold by the Collector of Taxes for Prince George's Count and the State of Maryland to the plaintiff in this proceeding:

3,850.0000 Sq. Ft. & Imps. Palmer Park Lot 36 Blk O

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

It is thereupon this 2nd day of Jan-uary, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Iden-tification Number 13-1424837 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

	The object of this proceeding is to
to	secure the foreclosure of all rights of
of	redemption in the following prop-
p-	erty Parcel Identification Number
er	20-2200509 in Prince George's
e's	County, sold by the Collector of
of	Taxes for Prince George's County
ty	and the State of Maryland to the
he	plaintiff in this proceeding:

TDT S/B 1-14-10 L31336 F246 8,645.0000 Sq. Ft. & Imps. Tyrol Es-tates Lot 63 Blk D

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

It is thereupon this 2nd day of Jan-uary, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Iden-tification Number 20-2200509 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 es.

MAHASIN Clerk of the Cir Prince George's Co	cuit Court for	M Clerk Prince G
True Copy—Test: Mahasin El Amin,	Clerk	True Cop Mahasin
146241	(1-11,1-18,1-25)	146243

BRUISER HOLDINGS LLC
Plaintiff,

KAREN M R SCHLEGEL Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4031 INGRAHAM ST, HY-ATTSVILLE, MD 20781, Parcel No. 16-1819044,

And

vs.

ANY UNKNOWN OWNER OF THE PROPERTY 4031 INGRAHAM ST, HYATTSVILLE, MD 20781, Parcel No. 16-1819044, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, as-signs or successors in right, title and interest.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005881

Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 16-1819044 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,825.0000 Sq. Ft. & Imps. Hy-attsville Hills Lot 23 Blk 3

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

It is thereupon this 2nd day of Jan-uary, 2024, by the Circuit Court for Prince George's 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, warn-ing all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 16-1819044 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.

R & D GENERAL PARTNERSHIP Prince George's County, Maryland Occupant Unknown Owners RONALD S & SHARON B DEUTSCH Prince George's County, Maryland Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3928 WARNER AVE, HY-ATTSVILLE, MD 20784, Parcel No. 02-0142422,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3928 WARNER AVE, HYATTSVILLE, MD 20784, Parcel No. 02-0142422, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005885

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0142422 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,500.0000 Sq. Ft. & Imps. Landover Estates Lot 13 Blk 13A

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

It is thereupon this 2nd day of Jan-uary, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Iden-tification Number 02-0142422 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	MAHASIN EL AMIN
erk of the Circuit Court for	Clerk of the Circuit Court for
e George's County, Maryland	Prince George's County, Maryland
Copy—Test:	True Copy—Test:
sin El Amin, Clerk	Mahasin El Amin, Clerk

146244

(1-11,1-18,1-25)

(1-11,1-18,1-25)

### **ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,

vs.

BEVERLY J STANCIL Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6004 HAWTHORNE ST, LAN-DOVER, MD 20785, Parcel No. 02-0175588

### And

ANY UNKNOWN OWNER OF PROPERTY 6004 THE HAWTHORNE ST, LANDOVER, MD 20785, Parcel No. 02-0175588, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest. Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005888

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0175588 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,107.0000 Sq. Ft. & Imps. Cheverly Lot 1463 Blk 62

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 02-0175588 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

(1-11,1-18,1-25) 146246

**ORDER OF PUBLICATION ORDER OF PUBLICATION** 

Plaintiff.

BRUISER HOLDINGS LLC

**ORDER OF PUBLICATION** BRUISER HOLDINGS LLC Plaintiff, vs.

SERENADA RAFAILA Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7003 BEACON LIGHT RD, RIVERDALE, MD 20737, Parcel No. 02-0188771,

### And

ANY UNKNOWN OWNER OF THE PROPERTY 7003 BEACON LIGHT RD, RIVERDALE, MD 20737, Parcel No. 02-0188771, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

### Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005890

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0188771 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7500 SQ FT BK MD ICE CO 7,492.0000 Sq. Ft.

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 02-0188771 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				
146247	(1-11,1-18,1-25)			

BRUISER HOLDINGS LLC

FRANCISCA LEDESMA ARACELIS DE LOS SANTO

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

7996 RIGGS RD UNIT 7996, HY-

ATTSVILLE, MD 20783, Parcel No.

vs.

Occupant

Unknown Owners

### LEGALS

#### **ORDER OF PUBLICATION ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,

JOSEPH D SHIFFLETT Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14609 BERRY RD, ACCOKEEK, MD 20607, Parcel No. 05-0309641,

### And

vs.

ANY UNKNOWN OWNER OF THE PROPERTY 14609 BERRY RD, ACCOKEEK, MD 20607, Parcel No. 05-0309641, 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.

Prince George's County, Maryland Case No. C-16-CV-23-005891

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 05-0309641 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

27,181.0000 Sq. Ft. & Imps. South Piscataway Lot 90

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 05-0309641 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

146248 (1-11,1-18,1-25)

BRUISER HOLDINGS LLC Plaintiff. BRUISER HOLDINGS LLC Plaintiff, vs.

HONGKUAN LI Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6600 WOODLAND RD, SUIT-LAND, MD 20746, Parcel No. 06-0434456

### And

ANY UNKNOWN OWNER OF THE PROPERTY 6600 WOOD-LAND RD, SUITLAND, MD 20746, Parcel No. 06-0434456, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu-tors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005893

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0434456 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PT LT 23 EQ 24 657 SQ FT 24,657.0000 Sq. Ft. & Imps. Morningside

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

It is thereupon this 2nd day of Jan-uary, 2024, by the Circuit Court for Prince George's 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, warn-ing all persons interested in the property to appear in this Court by the 5th day of March, 2024, and re-dom the personstruction of the persol Iden deem the property with Parcel Identification Number 06-0434456 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

146249 (1-11,1-18,1-25)

## The

## Prince

George's

## Post



Call

## 301-627-0900

### 01

ORDER OF PUBLICATION

In the Circuit Court for

vs. MILITARY AND AEROSPACE SALES LLC Prince George's County, Maryland Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9841 GREENBELT RD UNIT G-3, LANHAM, MD 20706, Parcel No. 14-3119997,

#### And

ANY UNKNOWN OWNER OF THE PROPERTY 9841 GREENBELT RD UNIT G-3, LANHAM, MD 20706, Parcel No. 14-3119997, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

### Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005897

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-3119997 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PHASE THREE / UNIT G-3 1,299.0000 Sq. Ft. & Imps. Greenbelt Office C

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Iden-tification Number 14-3119997 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 AM Clerk of the Circuit Co Prince George's County, I

(1-11)

True Copy—Test: Mahasin El Amin, Clerk

146252

17-1888601, And

> ANY UNKNOWN OWNER OF THE PROPERTY 7996 RIGGS RD UNIT 7996, HYATTSVILLE, MD 20783, Parcel No. 17-1888601, 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.

Plaintiff,

&

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005900

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1888601 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 7996 2,575.0000 Sq. Ft. & Imps. Serene Townhouse V

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

It is thereupon this 2nd day of Jan-uary, 2024, by the Circuit Court for Prince George's 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 5th day of March, 2024, and redeem the property with Parcel Iden-tification Number 17-1888601 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

MIN ourt for Maryland	Clerk of th	MAHASIN EL AMIN Clerk of the Circuit Court for nce George's County, Maryland		
	True Copy—7 Mahasin El A	fest: min, Clerk	True Co Mahasii	
,1-18,1-25)	146253	(1-11,1-18,1-25)	146256	

GREGORY N NEWBERRY & TERRANCE A & JAMES B KNIGHT Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 582 WILSON BRIDGE DR UNIT: 6783 B-1, OXON HILL, MD 20745, Parcel No. 12-1319961,

### And

ANY UNKNOWN OWNER OF THE PROPERTY 582 WILSON BRIDGE DR UNIT: 6783 B-1, OXON HILL, MD 20745, Parcel No. 12-1319961, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005898

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1319961 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

CONDOMINIUM BLDG 21 UNIT 6783-B-1 2,001.0000 Sq. Ft. & Imps. Wilson Bridge

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

It is thereupon this 2nd day of Jan-uary, 2024, by the Circuit Court for Prince George's 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, warn-ing all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 12-1319961 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 erk of the Circuit Court for e George's County, Maryland

(1-11,1-18,1-25)

Copy—Test: sin El Amin, Clerk

BRUISER HOLDINGS LLC Plaintiff,

MARY A SMITH Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1108 OAKDALE DR, HY-ATTSVILLE, MD 20782, Parcel No. 17-1866359,

And

ANY UNKNOWN OWNER OF THE PROPERTY 1108 OAKDALE DR, HYATTSVILLE, MD 20782, Parcel No. 17-1866359, the unknown owner's heirs, devisees, and per-sonal representatives and their or any of their heirs, devisees, executors, administrators, grantees, as-signs or successors in right, title and interest.

Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005899

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1866359 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,000.0000 Sq. Ft. & Imps. Oakdale Terrace Lot 8 Blk B

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

It is thereupon this 2nd day of Jan-uary, 2024, by the Circuit Court for Prince George's 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, warn-ing all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Iden-tification Number 17-1866359 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

146255

Fax

## 301-627-6260

## Have

a Very Safe

## Weekend

(1-11,1-18,1-25)

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: 1/29/2024.

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

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

2005 DODGE DAKOTA 1D7HW42N55S128057

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

2005 PONTIAC MONTANA/SV6 MD 4DZ0688 1GMDV23E95	D132630
2008 KIA SPECTRA KNAFE12178	5510428
2009 DODGE CHARGER VA TVZ6094 2B3KA43D39I	H576252
2009 SUBARU IMPREZA JF1GE60689H	515131

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

2007	MERCEDES-E	BENZ GL450	MD	4FB4492	4JGBF71E17A119010
2006	SCION	XA	GA	S0741672	JTKKT624560170696
2007	CHEVROLET	SILVERADO			1GCEK19J37E572291
2016	HYUNDAI	SANTA FE	ΤX	NWP5426	5XYZW4LA1GG368032
2000	MERCEDES-E	BENZ M-CLASS			4JGAB54E4YA170364
2003	FORD	FOCUS	VA	UEE4360	1FAFP34P03W121228
2009	INFINITI	G37			JNKCV64E19M604118
2012	FORD	FUSION	PA	LHR0471	3FAHP0HA9CR221540
2012	BMW	X6	VA	TWZ1305	5UXFG8C5XCL590656

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

2013 TOYOTA SCION 2017 TOYOTA TUNDRA		TLL2052 1RZ106	JF1ZNAA18D2704520 5TFCY5F11HX021476
2015 MERCEDES-BENZ S-CLASS 2010 TOYOTA TACOMA	MD	5DJ1835	WDDUG8FB0FA093342 5TETX4CN3AZ720420
146326			(1-18)

### LEGALS

### **County Executive Hearing**

The County Executive Prince George's County, Maryland NOTICE OF PUBLIC HEARING ON

PROPOSED FISCAL YEAR 2025 BUDGET

The County Executive of Prince George's County, Maryland hereby gives notice of her intent to hold a public hearing to receive citizen testimony on proposed budgetary policies and programs, as required by Article 8, Section 804 of the County Charter.

The Public Hearing on this proposal will be held on:

### Monday, January 29, 2024

### 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**

### 12707 DUCKETTOWN ROAD LAUREL, MD 20708

By authority contained in a Deed of Trust dated August 26, 2005 and By authority contained in a Deed of Trust dated August 26, 2005 and recorded in Liber 24966, Folio 495, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$236,000.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-plex--If courthouse is closed due to inclement weather or other emer-rence, sele shell occur at time provide up scheduled on pour day they gency, sale shall occur at time previously scheduled, on next day that court sits], on

### FEBRUARY 6, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$29,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser 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 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

146327

### THIS COULD BEYOUR AD!

Call 301-627-0900

### 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

Jeremy D. Rachlin, Esq. Bulman, Dunie, Burke & Feld, Chtd. 4610 Elm Street Bethesda, Maryland 20815 301-656-1177 ext 305

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BERNICE EASTER** A/K/A BERNICE BAKER EASTER

Notice is given that Nancy E. Proia, whose address is 4118 Deep Wood Circle, Durham, North Carolina 27707, was on December 20, 2023 appointed Personal Representative of the estate of Bernice Easter a/k/a Bernice Baker Easter who died on July 18, 2023 with a will.

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 20th 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 ob-tained from the Register of Wills.

NANCY E. PROIA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 131748

(1-18,1-25,2-1)

146222 (1-4, 1-11, 1-18)

### **ORDER OF PUBLICATION BY POSTING**

REINA D. BERRIOS BLANCO Plaintiff

VS. JOSE ERIBERTO HERNANDEZ GOMEZ

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-FM-23-001336

ORDERED, ON THIS 28th day of December, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, **JOSE ERIB-ERTO HERNANDEZ GOMEZ**, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR SOLE EEGAL AND PHYSICAL CUS-TODY AND A PETITION FOR FINDINGS OF ELIGIBILITY TO APPLY FOR SIJS-SPECIAL IMMI-GRANT JUVENILE STATUS, and stating that the Defendant's last known address is Canton Gualo-cocti, Departamento Morazan, El Salvador, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, JOSE ERIBERTO HERNANDEZ GOMEZ, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general distribution in this county at least once a week for three consecutive weeks and provide proof of publication to the Court; and it is further

ORDERED, said posting to be completed by the 27th day of Janu-ary, 2024, and it is further;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be com-pleted by the 27th day of January, 2024, and it is further;

ORDERED that the DEFEN-DANT, JOSE ERIBERTO HER-NANDEZ GOMEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 26th DAY OF FEBRUARY, 2024, MAY RESULT IN THE CASE PROCEED-ING AGAINST HIM/ HER BY DE-FAULT.

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

True Copy-Test: Mahasin Él Amin, Clerk 146224 (1-4, 1-11, 1-18)

### LEGALS



Samuel C Hamilton, Esq.

8601 Georgia Ave #503

Silver Spring, MD 20910

301-589-3000

NOTICE OF APPOINTMENT

Bobby G Henry Jr 9701 Apollo Drive Suite 100 Largo, MD 20774 301-925-7900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

### 6:00 PM - 8:00 PM VIRTUAL MEETING (Streaming via YOUTUBE)

### YouTube Link: https://www.youtube.com/watch?v=b32ua7Em05o

Persons wishing to provide live testify can register online on the County's website (Zoom Link) for placement on the advanced speakers list. All speakers must be registered by Friday, January 26, 2024, at 5:00 PM. If you encounter any problems registering via the Zoom link, please contact the Office of Management and Budget by tele-phone (301- 952-5140) or email (<u>OMB@co.pg.md.us</u>).

### ZOOM MEETING REGISTRATION LINK https://mypgc.zoom.us/webinar/register/WN\_iWIBMwpGTL29eqa4nU NRBA# / registration

A time limitation of three minutes will be imposed for all speakers. There may be only one speaker per organization. All live testimony registrants will receive a direct link to their email for logging into the Zoom meeting. Make sure your Zoom name matches the name used to register to testify.

Written testimony will be accepted in lieu of, or in addition to, oral comments. Written testimony can be emailed to <u>OMB@co.pg.md.us</u> by Wednesday, January 31, 2024.

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services, and activities. Reasonable Accommodations will be available to meet the Americans with Disabilities Act.

### BY ORDER OF THE PRINCE GEORGE'S COUNTY EXECUTIVE

146345

ANGELA D. ALSOBROOKS **County Executive** 

The Prince George's Post

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: 1/29/2024.

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

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

2008	ACCORD	BLACK	DC	GE8962	1HGCP36888A026912
2008	CHRYSLER	300	MD	1DG0835	2C3KA43R68H262205
2003	HONDA	ACCORD	MD	8EN8538	1HGCM56433A052005
2015	MAZDA	MAZDA3	MD	A144283	3MZBM1V71FM205807
2010	FORD	TAURUS	MD	6EN0937	1FAHP2EW9AG131000
1997	MERCURY	GRAND	MD	8BR3584	2MELM74W9VX655449
		MARQUIS			
2005	HONDA	ODYSSEY	MD	38116M1	5FNRL38815B085322
2009	NISSAN	MURANO	MD	6FC2480	JN8AZ18W09W210122
2008	NISSAN	SENTRA	MD	8DT2781	3N1AB61E98L655254
1996	FORD	EXPLORER	MD	A3240037	1FMDU35P2TZB65766

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

	2012 ACURA	TSX	PA	LSA2648	JH4CU2F44CC023614
(1-18,1-25)	146325				(1-18)

### **IT PAYS TO**

### **ADVERTISE!**

Call 301-627-0900

### NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ANN HADLEY

Notice is given that Lorenzo Nicholson, Jr., whose address is 4807 Tyler's Hope Dr, Bowie, MD 20720, was on November 14, 2023 appointed Personal Representative of the estate of Mary Ann Hadley, who died on August 6, 2023 without a will a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th 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 ob-tained from the Register of Wills.

### LORENZO NICHOLSON, JR. Personal Representative

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

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130562 (1-4,1-11,1-18)

146217 (1-4,1-11,1-18)

Estate No. 131082 146221

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

### **RORI ENRIKA BURCH** Notice is given that Gerald A

IN THE ESTATE OF

Burch, whose address is 2394 Hopkins Farm Court, Browns Summit, NC 27214, and Tiffany M Burch, whose address is 2394 Hopkins Farm Court, Browns Summit, NC 27214 were on December 20, 2023 appointed Co-Personal Representatives of the estate of Rori Enrika Burch who died on August 31, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of June, 2024.

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

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

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

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

GERALD A BURCH TIFFANY M BURCH Co-Personal Representatives

#### **ORDER OF PUBLICATION ORDER OF PUBLICATION**

#### BRUISER HOLDINGS LLC Plaintiff.

vs.

NAN T PADLOM Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4315 TORQUE ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 06-0555565,

### And

ANY UNKNOWN OWNER OF THE PROPERTY 4315 TORQUE ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 06-0555565, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

### Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005836

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0555565 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PT LTS 43.44.45. EQ 3283.5 SQ FT 3,283.0000 Sq.Ft. & Imps. Bradbury Heights Blk 44

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 06-0555565 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
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True Copy—Test: Mahasin El Amin, Clerk

vs.

Occupant

Unknown Owners

No. 17-1896562,

and interest.

been paid.

146197

(1-4, 1-11, 1-18)

146198

And

146190 (1-4,1-11,1-18)

LEGALS

BRUISER HOLDINGS LLC Plaintiff. vs. ARNOLD & VANEDDA M PICK-ETT Prince George's County, Maryland Occupant Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3411 ANDOVER PL, SUITLAND, MD 20746, Parcel No. 06-0442749,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3411 ANDOVER PL, SUITLAND, MD 20746, Parcel No. 06-0442749, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

### Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005835

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0442749 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8,161.0000 Sq. Ft. & Imps. Fleis-chman Village Lot 15 Blk B

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

It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 06-0442749 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	а
True Copy—Test: Mahasin El Amin, Clerk	נ ר
<u>146191 (1-4,1-11,1-18)</u>	N <u>1</u>

### LEGALS

### **ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff. VS.

BERNARD & JANET L WINCHES-TER Prince George's County, Maryland

#### Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6804 MILLTOWN CT UNIT: 6804, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0502625,

#### And

ANY UNKNOWN OWNER OF THE PROPERTY 6804 MILLTOWN DISTRICT UNIT: 6804, HEIGHTS, MD 20747, Parcel No. 06-0502625, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005834

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0502625 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG 2 UNIT 68 04 4,630.0000 Sq. Ft. & Imps. The Towns At Walke

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 06-0502625 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

(1-4,1-11,1-18) 146192

### **ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC BRUISER HOLDINGS LLC Plaintiff.

vs. HILARY C & CAROL L WHIT-FIELD Prince George's County, Maryland Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1252 PALMER RD UNIT: 101, FORT WASHINGTON, MD 20744, Parcel No. 12-1209113,

And

ANY UNKNOWN OWNER OF THE PROPERTY 1252 PALMER RD UNIT: 101, FORT WASHINGTON, MD 20744, Parcel No. 12-1209113, 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

### Prince George's County, Maryland Case No. C-16-CV-23-005791

In the Circuit Court for

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1209113 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

### UNIT 101 SEC 3 8,183.0000 Sq. Ft. & Imps. Pinewood Hill Cond

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 12-1209113 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

146193

(1-4,1-11,1-18) 146196

ORDER OF PUBLICATION BRUISER HOLDINGS LLC

True Copy—Test: Mahasin El Amin, Clerk

### **LEGALS**

Plaintiff,

**ORDER OF PUBLICATION** 

VENUS WHITE & PAUL M

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 154

DAIMLER DR UNIT: 83, CAPITOL

HEIGHTS, MD 20743, Parcel No.

ANY UNKNOWN OWNER OF

THE PROPERTY 154 DAIMLER DR

UNIT: 83, CAPITOL HEIGHTS, MD

20743, Parcel No. 18-2003952, 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

In the Circuit Court for

Prince George's County, Maryland Case No. C-16-CV-23-005764

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-

erty Parcel Identification Number

18-2003952 in Prince George's

County, sold by the Collector of

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

3,195.0000 Sq.Ft. & Imps. Central

The Complaint states, among

other things, that the amounts nec-

essary for redemption have not

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court

for Prince George's County, That

notice be given by the insertion of a

copy of this order in some newspa-

per having a general circulation in

Prince George's County once a week for 3 successive weeks, warn-

ing all persons interested in the

property to appear in this Court by the 27th day of February, 2024, and

redeem the property with Parcel

Identification Number 18-2003952

and answer the complaint or there-

after a final judgment will be en-

tered foreclosing all rights of redemption in the property, and

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

MAHASIN EL AMIN

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

(1-4, 1-11, 1-18)

Plaintiff,

UNIT

83

plaintiff in this proceeding:

CONDOMINIUM

Park Condo

been paid.

Defendants

VS.

YOUNG

Occupant

18-2003952

and interest.

And

Unknown Owners

### **ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff, VS.

SKYVIEW INVESTMENT PROP-ERTIES INC

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5101 EMO ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2032779,

### And

ANY UNKNOWN OWNER OF THE PROPERTY 5101 EMO ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2032779, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

### Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005765

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2032779 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOTS 1.2 4,000.0000 Sq. Ft. & Imps. Gr Capitol Heights Blk 13

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 18-2032779 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

<u>146195</u> (1-4,1-11,1-18)

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC

ORDER OF PUBLICATION **ORDER OF PUBLICATION** BRUISER HOLDINGS LLC BRUISER HOLDINGS LLC Plaintiff, Plaintiff, vs. vs MIGUEL PARRALES ARMJ PROPERTIES INC Prince George's County, Maryland Prince George's County, Maryland Occupant Occupant Unknown Owners ALL OTHER PERSONS THAT ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3731 RHODE ISLAND AVE, INTEREST IN THE PROPERTY 9201 NEW HAMPSHIRE AVE BRENTWOOD, MD 20722, Parcel UNIT 103, SILVER SPRING, MD 20903, Parcel No. 17-1945922, 3762937, And And ANY UNKNOWN OWNER OF ANY UNKNOWN OWNER OF THE PROPERTY 3731 RHODE IS-THE PROPERTY 9201 NEW LAND AVE, BRENTWOOD, MD HAMPSHIRE AVE UNIT 103, SIL-VER SPRING, MD 20903, Parcel No. 20722, Parcel No. 17-1896562, the unknown owner's heirs, devisees. 17-1945922, the unknown owner's heirs, devisees, and personal repreand personal representatives and their or any of their heirs, devisees, sentatives and their or any of their executors, administrators, grantees, heirs, devisees, executors, adminisassigns or successors in right, title trators, grantees, assigns or successors in right, title and interest. interest. Defendants. Defendants. In the Circuit Court for In the Circuit Court for Prince George's County, Maryland Prince George's County, Maryland Case No. C-16-CV-23-005762 Case No. C-16-CV-23-005761 The object of this proceeding is to The object of this proceeding is to secure the foreclosure of all rights of secure the foreclosure of all rights of redemption in the following propredemption in the following property Parcel Identification Number erty Parcel Identification Number 17-1896562 in Prince George's 17-1945922 in Prince George's County, sold by the Collector of Taxes for Prince George's County County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the and the State of Maryland to the plaintiff in this proceeding: plaintiff in this proceeding: BLDG 1 UNIT 103 1,800.0000 Sq.Ft. NCONF USE-HOUSE 5,978.0000 Ridge-in Lot 5 & Imps. Presidential Park Sq. Ft. & Imps. Cedar Croft Lot 6 The Complaint states, among other things, that the amounts nec-The Complaint states, among other things, that the amounts necessary for redemption have not essary for redemption have not been paid. been paid. It is thereupon this 26th day of De-cember, 2023, by the Circuit Court It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's County, That for Prince George's County, That notice be given by the insertion of a notice be given by the insertion of a copy of this order in some newspacopy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warnper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the ing all persons interested in the property to appear in this Court by property to appear in this Court by the 27th day of February, 2024, and the 27th day of February, 2024, and redeem the property with Parcel redeem the property with Parcel Identification Number 17-1945922 Identification Number 17-1896562 and answer the complaint or thereand answer the complaint or thereafter a final judgment will be enafter a final judgment will be entered foreclosing all rights of redemption in the property, and tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances. vesting in the plaintiff a title, free and clear of all encumbrances. MAHASIN EL AMIN MAH Clerk of the Circuit Court for Prince George's County, Maryland Clerk of t Prince Georg True Copy—Test: Mahasin El Amin, Clerk True Copy— Mahasin El A

LEGALS **ORDER OF PUBLICATION** ORDER OF PUBLICATION BRUISER HOLDINGS LLC Plaintiff, vs. SOLEIL AT BOWIE LLC Prince George's County, Maryland PATRICIA A RAY Prince George's County, Maryland Unknown Owners Occupant Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY ALL OTHER PERSONS THAT INTEREST IN THE PROPERTY HAVE OR CLAIM TO HAVE ANY **INTEREST IN THE PROPERTY 510** 7602 PHEASANT RIDGE CT, BOWIE, MD 20720, Parcel No. 14-62ND AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2108819, And ANY UNKNOWN OWNER OF ANY UNKNOWN OWNER OF THE PROPERTY 7602 PHEASANT THE PROPERTY 510 62ND AVE, RIDGE CT, BOWIE, MD 20720, Par-CAPITOL HEIGHTS, MD 20743, cel No. 14-3762937, the unknown Parcel No. 18-2108819, the unknown owner's heirs, devisees, and perowner's heirs, devisees, and personal representatives and their or sonal representatives and their or any of their heirs, devisees, execuany of their heirs, devisees, executors, administrators, grantees, astors, administrators, grantees, assigns or successors in right, title and signs or successors in right, title and interest. Defendants. In the Circuit Court for In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005738 Prince George's County, Maryland Case No. C-16-CV-23-005737 The object of this proceeding is to secure the foreclosure of all rights of The object of this proceeding is to secure the foreclosure of all rights of redemption in the following propredemption in the following property Parcel Identification Number erty Parcel Identification Number 14-3762937 in Prince George's 18-2108819 in Prince George's County, sold by the Collector of County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding: plaintiff in this proceeding: 20,548.0000 Sq. Ft. & Imps. Pheasant LT 5 EX TRI AT R 9,239.0000 Sq. Ft. & Imps. Mt Weissner The Complaint states, among The Complaint states, among other things, that the amounts nec-essary for redemption have not other things, that the amounts necessary for redemption have not been paid. It is thereupon this 26th day of De-cember, 2023, by the Circuit Court It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's County, That for Prince George's County, That notice be given by the insertion of a notice be given by the insertion of a copy of this order in some newspacopy of this order in some newspaper having a general circulation in per having a general circulation in Prince George's County once a Prince George's County once a week for 3 successive weeks, warnweek for 3 successive weeks, warning all persons interested in the ing all persons interested in the property to appear in this Court by property to appear in this Court by the 27th day of February, 2024, and the 27th day of February, 2024, and redeem the property with Parcel redeem the property with Parcel Identification Number 14-3762937 Identification Number 18-2108819 and answer the complaint or thereand answer the complaint or thereafter a final judgment will be enafter a final judgment will be entered foreclosing all rights of redemption in the property, and tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances. vesting in the plaintiff a title, free and clear of all encumbrances.

IASIN EL AMIN	Clerk of th	SIN EL AMIN	MAHASIN
the Circuit Court for		e Circuit Court for	Clerk of the Ci
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(1-4,1-11,1-18)	146199	(1-4,1-11,1-18)	146200

### BRUISER HOLDINGS LLC

Plaintiff,

Defendants

```
DAMON PARRAN
Prince George's County, Maryland
Occupant
Unknown Owners
```

vs.

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1901 COLUMBIA AVE, LAN-DOVER, MD 20785, Parcel No. 13-1408988.

ANY UNKNOWN OWNER OF THE PROPERTY 1901 COLUMBIA AVE, LANDOVER, MD 20785, Parcel No. 13-1408988, 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 Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005852

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1408988 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LTS 29.30.31.32 10,000.0000 Sq. Ft. & Imps. Columbia Park Blk 23

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 13-1408988 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.

### ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7951 18TH AVE UNIT: 7951, HY-ATTSVILLE, MD 20783, Parcel No.

17-1888825,

ANY UNKNOWN OWNER OF THE PROPERTY 7951 18TH AVE UNIT: 7951, HYATTSVILLE, MD 20783, Parcel No. 17-1888825, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

#### Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005853

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1888825 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 17-1888825 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.

nd	MAHASIN Clerk of the Cire Prince George's Co	cuit Court for	MAHASIN Clerk of the Cir Prince George's Co	cuit Court for	MAHASIN Clerk of the Cire Prince George's Co	cuit Court for
	True Copy—Test: Mahasin El Amin,	Clerk	True Copy—Test: Mahasin El Amin,	Clerk	True Copy—Test: Mahasin El Amin,	Clerk
18)	146200	(1-4,1-11,1-18)	146201	(1-4,1-11,1-18)	146202	(1-4,1-11,1-18)

Plaintiff,

ISAMU NAGATA & ENRIQUE A VILLIAN & MARTA M CAPALBO Prince George's County, Maryland Occupant Unknown Owners

And

vs.

plaintiff in this proceeding:

VILLAGE A CONDOMINIUM UNIT 7951 2,575.0000 Sq. Ft. & Imps. Serene Townhouse V

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

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Carol J Lynch,

whose address is 12014 Whitehall Drive, Bowie, MD 20715, was on January 3, 2024 appointed personal representative of the small estate of Jimmy Lee Lynch, who died on June 5, 2022 without a will

Further information can be ob-

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

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

within 30 days after the date of pub-

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

the will shall file their objections with the Register of Wills within six months after the date of publication

All persons having claims against

the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the

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

livers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the cred-itor presents the claim within thirty days from the mailing or other dolly.

days from the mailing or other deliv-

Any claim not served or filed

within that time, or any extension

provided by law, is unenforceable thereafter.

CAROL J LYNCH

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 131858

(1-18)

IN THE ESTATE OF JIMMY LEE LYNCH

5, 2023 without a will.

of this Notice.

of the following dates:

decedent's death; or

ery of the notice.

CERETA A. LEE

P.O. Box 1729

146291

### LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTOINETTE O SULLIVAN

Notice is given that Denise G Rhoden, whose address is 4606 Thor-MD 20772, was on March 20, 2023 appointed personal representative of the small estate of Antoinette O Sullivan who died on December 14, 2022 with a will.

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

All persons having any objection to the appointment 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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates

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

DENISE G RHODEN Personal Representative

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

Estate No. 127886 (1-18)

146284

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Alexis J Larios,

whose address is 815 Rittenhouse Street, Hyattsville, MD 20783, was

on December 29, 2023 appointed

personal representative of the small estate of Jose David Larios, who died on September 30, 2023 without a

JOSE DAVID LARIOS

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF MELVIN J MARTIN

Notice is given that Paula M Mar-tin, whose address is 7305 South Osborne Rd, Upper Marlboro, MD 20772, was on January 8, 2024 appointed personal representative of the small estate of Melvin J Martin who died on September 21, 2023 with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

PAULA M MARTIN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131393

LEGALS

(1-18) 146285

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

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE PHILLIP DUNMORE JR

Notice is given that Darlene C Curtis, whose address is 49 Julie Ct, Magnolia, DE 19962, was on October 17, 2023 appointed personal representative of the small estate of George Phillip Dunmore Jr who died on August 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

(2) Thirty days after the personal 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.

### DARLENE C CURTIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131024

146286 (1-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACQUELYN DEAN OLIVER STEWART

Notice is given that Drew Stewart, whose address is 13909 Shannon Ave, Laurel, MD 20707, was on January 3, 2024 appointed personal representative of the small estate of Jacquelyn Dean Oliver Stewart, who died on December 17, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following date: of the following dates:

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

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

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

DREW STEWART Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131853 146289 (1-18)

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

IN THE ESTATE OF ERIC ALTON ANDREWS

Notice is given that Juanda Mixon, whose address is 14942 Nighthawk Lane, Bowie, MD 20716, was on Oc-tober 25, 2023 appointed personal representative of the small estate of Eric Alton Andrews, who died on September 23, 2020 without a will.

Further information can be ob-

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates

(1) Six months from the date of the

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

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

UPPER MARLBORO, MD 20773-1729

(1-18)<u>146290</u>

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RENADINE SUTTON

Notice is given that Patrick K Bev-erly, whose address is 3307 Ely Place SE, Washington, DC 20018, was on August 10, 2022 appointed personal representative of the small estate of Renadine Sutton, who died on January 15, 2022 without a will.

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH ISIAKU OKEKE

Notice is given that Dominic Okeke, whose address is 5231 Kenil-worth Ave, Apt 202, Hyattsville, MD 20781, was on December 8, 2023 appointed personal representative of the small estate of Elizabeth Isiaku Okeke, who died on September 30, 2023 without a will.

### LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BLAS AGUIRRE-NATIVI** 

Notice is given that Mayra Noemi Gutierrez, whose address is 3406 37th Avenue, Brentwood, MD 20722, was on January 5, 2024 appointed personal representative of the small estate of Blas Aguirre-Nativi, who died on May 3, 2023 without a will

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CALVIN H GREEN** 

Notice is given that Betty M Green, whose address is 8605 Bain-bridge Court, Clinton, MD 20735, was on December 29, 2023 appointed personal representative of the small estate of Calvin H Green, who died on October 8, 2023 without a will

TO ALL PERSONS INTERESTED

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

decedent's death; or

Any claim not served or filed

JUANDA MIXON Personal Representative

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

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VINCENT EDWARD GOODEN

Notice is given that Valda L Gooden, whose address is 802 Bly Court, Upper Marlboro, MD 20774, was on January 9, 2024 appointed personal representative of the small estate of Vincent Edward Gooden, who died on December 18, 2023 without a will.

Estate No. 131132

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 representative or the attorney.

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

ALEXIS J LARIOS Personal Representative

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

(1-18)

Estate No. 131133

<u>146292</u>

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

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

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

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

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

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

DOMINIC OKEKE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131077 146293 (1-18)

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

MAYRA NOEMI GUTIERREZ Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131884 146294 (1-18)

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

BETTY M GREEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131689 146295

(1-18)

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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

VALDA L GOODEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 131924

<u>146296</u>

(1-18)

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

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

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

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

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

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

PATRICK K BEVERLY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 126095 146297 (1-18)

The Prince George's Post

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### COMBINED FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOI-RROF)

January 18, 2024

To: All interested Agencies, Groups, and Individuals

Pursuant to 24CFR 55.20(g) and 24 CFR Section 58.70, this combined Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain and Notice of Intent to Request of Release of Funds (NOI-RROF) satisfies two separate procedural requirements for the proposed activity described in this notice.

### FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED **ACTIVITY IN A 100-YEAR FLOODPLAIN**

This is to give notice that Prince George's County as a Responsible Entity under Part 58 has conducted an evaluation as required by Executive Order 11988, in accordance with the United States Department of Housing and Urban Development (HUD) regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded through the Community Development Block Grant (CDBG) under HUD grant number B-23-UC-24-0002. The Housing Initiative Partnership, Inc. (HIP) proposes to use CDBG funds as part of their HIP Homes: Single-Family Acquisition program to acquire, rehabilitate, and resell the subject property. The proposed activity is part of the overall HIP Homes: Single-Family Acquisition program and located at 6307 Carrington Court in Capitol Heights, Prince George's County, Maryland 20743. The residential structure is approximately 0.03-acre (1,152 square feet) in size on an approximately 0.09-acre (4,000 square foot) lot. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the subject property (Map Number 24033C0144E, Effective September 16, 2016), a 0.03-acre (1,243 square foot) portion of the front of the property including a small portion of the front porch of the residential structure is located in Zone AE (100 year floodplain). The purpose of the activity is to create affordable homeownership opportunities for first time homebuyers through the rehabilitation of acquired vacant, distressed, and uninhabitable properties, and post-rehabilitation resale of the properties to buyers earning 80% or less of the area median income.

Prince George's County has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values:

- 1. Reasons why the action must take place in a floodplain:
- a. The property meets HIPs necessary criteria and is available for purchase.
- b. The purchase and renovation of this property will address the need for affordable housing in the area by selling the home to first-time homebuyers earning 80% or less of the area median income post-renovation.
- The project will help improve the aesthetics of the community by preventing a property from further deterioration that may also cause damage to the adjoining townhome on the western border.

2. Alternatives considered and reasons for non-selection:

- Option B is to obtain a Letter of Map Amendment (LOMA) from FEMA. This option is being considered by HIP and an Elevation Certificate has been completed for the property and the submission of a Letter of Map Change request to FEMA to obtain a LOMA is underway. If issued by FEMA, the LOMA would officially remove the property and/or residential structure from the SFHA. However, this option may not be completed in the required timeframe to purchase the property.
- Option C is to elevate the structure above the Base Flood b. Elevation (BFE). This option was not considered given that the residential structure is a townhome, and a structural elevation of the home would not be possible without also acquiring the adjoining, currently occupied, townhome. Option D is to acquire a different property. This option is not
- c. currently being considered as another eligible property would need to be located and available for purchase. The HIP Homes program targets vacant, distressed, and uninhabitable homes that are available for acquisition typically within the older inner beltway communities. HIP works with a real estate broker and at times directly with a bank to acquire vacant houses, and currently, there are no other eligible properties available for purchase.
- otion E is the no action alternative. This option was not considered as the need for affordable housing in the area would go unaddressed and that the necessary repairs to the property at 6307 Carrington Court would not be completed and the property would continue to deteriorate.

### LEGALS

The activity proposed is categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An electronic version of the environmental review record is temporarily posted on the HUD Exchange at https://www.onecpd.info/environmental-review/environmental-review-records.

### PUBLIC COMMENTS ON THE PROPOSED ACTIVITY WITHIN THE FLOODPLAIN AND/OR NOI-RROF

Any individual, group, or agency may submit written comments at the following address or via e mail on or before January 26, 2024: Prince George's County Department of Housing and Community Development; 9200 Basil Court, Suite 306, Largo, Maryland 20774; Attention: Julius N. Mbotiji, Senior Environmental Review Officer [Jnmbotiji@co.pg.md.us]. A full description of the activity may also be requested from 8:30 am to 5:00 pm at the address or e mail address stated above. All comments received by January 26, 2024, will be considered by Prince George's County prior to submitting a request for release of funds.

### CERTIFICATION

Prince George's County certifies to HUD that Aspasia Xypolia in her capacity as Director of the Prince George's County Department of Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Prince George's County to use Program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and Prince George's County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince George's County; (b) Prince George's County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) a grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Mr. Michael D. Rose, Director, Community Planning and Development Division, HUD at michael.d.rose@hud.gov. Potential objectors should contact HUD at that email address to verify the actual last day of the objection period.

By Authority of: Áspasia Xypolia, Director Prince George's County Department of Housing and Community Development

146322

### LEGALS

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

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

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

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

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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN P PUFFETT JR

Notice is given that Michael E Puffett, whose address is 6317 Snug Harbor Road, East New Market MD 21631, was on January 3, 2024 appointed Personal Representative of the estate of John P Puffett Jr, who died on October 25, 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 representátive 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 3rd day of July, 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.

MICHAEL E PUFFETT Personal Representative

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

(1-18)

Estate No. 131187 146303 (1-18,1-25,2-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY VIRGINIA OATES

Notice is given that Rashad Oates whose address is 911 Postwick Place, Bowie, MD 20716, was on January 3, 2024 appointed Personal Representative of the estate of Shirley Oates who died on December 19 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 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

Mitchell I. Alkon, Esquire Alkon Law LLC 6110 Executive Blvd Ste 300 Rockville, MD 20852 240-290-0913

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF ALICE KERNS DARBY AKA ALICE K DARBY

Notice is given that Nia Evans, for-merly known as Nia Francis, whose address is 8005 Grammercy Blvd, Apt 519, Derwood, MD 20855, was on January 4, 2024 appointed Personal Representative of the estate of Alice Kerns Darby AKA Alice K Darby who died on September 12, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of July, 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, except if the dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

NIA EVANS, FORI KNOWN AS NIA FRANCIS Personal Representative FORMERLY

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

Estate No. 130910

146309 (1-18,1-25,2-1)

### LEGALS

### NOTICE

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

vs.

Elizabeth Chungong aka Elizabeth Chungong Katta Defendant

### LEGALS

- 3. All mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial functions and values of the floodplain:
  - To minimize the effects of the rehabilitation to the quality of downstream waters, appropriate best management practices (BMPs) shall be implemented to avoid pollutant discharge from the project area. This includes, but not limited to, ensuring that the project area is clear of trash and that construction wastes are disposed of properly and in accordance with state and/or local requirements. Additional BMPs may be implemented as necessary.
  - b. Based on the Elevation Certificate, the top of bottom floor elevation is already higher than the BFE and that the lowest equipment servicing the building is a generator located on the northeastern side yard, outside the SFHA. Additional mitigation measures such as the use of flood damage-resistant materials for furnishings and building materials located below the BFE is recommended.
  - Given that the property will be acquired using federal funds c. and that part of the structure is in a FEMA-designated SFHA, flood insurance coverage must be obtained and continued for the life of the building irrespective of the transfer of ownership.
  - d. Housing Initiative Partnership, Inc. shall also obtain necessary construction permits and comply with the permit requirements and state and local floodplain protection procedures.

Prince George's County has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. If a LOMA that removes the property and residential structure from the SFHA is obtained, the flood insurance purchase requirement will be eliminated. The Environmental Review Record shall be updated accordingly to include the LOMA and document compliance with Executive Order 11988 and the flood insurance requirement.

Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, are available for public inspection, review and copying upon request at the times and location delineated in the public comments paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

### **NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

Grantee Name:	Prince George's County, Maryland
Subgrantee Name:	Housing Initiative Partnership, Inc.
Grantee Address:	9200 Basil Court, Suite 306
	Largo, Maryland 20774
Telephone:	(301) 883-6511

On or after January 29, 2024, Prince George's County will submit a request to HUD Community Planning and Development Division. The request will be for the release of CDBG Program funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake the activity known as "CDBG – HIP Homes – 6307 Carrington Court." This activity is part of the overall HIP Homes: Single-Family Acquisition program which proposes to use CDBG funds to acquire, rehabilitate, and resell the subject property to buyers earning 80% or less of the area median income.

146321

0		-	
<u>YEAR</u>	MAKE	MODEL	VIN
2017 2011 2014 2012 2011 2001 2009 2004	HYUNDAI Honda Chevy Lexus Nissan FORD CADILLAC ACURA	SONATA Accord Impala CT200 Sentra E250 CTS RL	5NPE34AF5HH497844 1HGCP2F88BA126607 2G1WB5E34E1104516 JTHKD5BH9C2055907 3N1AB6AP1BL701569 1FTNS24281HB11809 1G6DT57V690115614 JH4KA96694C007683
<u>146323</u>			(1-18)

### **NOTICE OF PUBLIC HEARING** CITY OF LAUREL, MARYLAND, BOARD OF APPEALS THURSDAY, JANUARY 25, 2024

### <u>6:00 P.M.</u>

### Special Exception Application No. 955- Westside- 14930 Silver Trail Lane Laurel, MD 20707

The applicant is seeking Special Exception approval to construct and operate a drive-thru for a Chipotle Restaurant on one end of a strip shopping center located on lot 3 of the Westside Project.

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 <u>https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes</u> by 3:00 p.m. the day of the meeting. Call 301-725-5300 Ext. 2303 for more information.

146274

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

### LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 8, 2024

### **ORDINANCE O-24-08**

### AN ORDINANCE concerning.

AMENDMENT OF FISCAL YEAR 2023-2024 BUDGET FOR GOVERN-MENT OFFICE OF CRIME CONTROL AND PREVENTION GRANT FOR POLICE ACCOUNTABILITY COMMUNITY AND TRANSPARENCY TRAINING GRANT FOR SEAT PLEASANT POLICE DEPARTMENT.

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

City Hall 6301 Addison Rd Seat Pleasant, Maryland 20743-2125

Wills on or before the 3rd day of July, 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.

### RASHAD OATES Personal Representative

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

Estate No. 131849 (1-18,1-25,2-1)

### NOTICE

146311

(1-18)

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

ary, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15106 Reserve Road, Acco-keek, Maryland 20607 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 12th day of February, 2024 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the

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

(1-18.1-25.2-1)

146319

ary, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 9 Barberry Court #40-5, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of February, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of February, 2024, next.

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

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

(1-18,1-25,2-1)

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

### CIVIL NO. CAEF21-01621

ORDERED, this 11th day of January, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7651 South Arbory Lane, Laurel, Maryland 20707 mentioned in these proceedings, made and re-ported 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 12th day of February, 2024 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 12th day of February, 2024, next. The report states the amount of sale to be \$220,000.00.

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

146318

(1-18,1-25,2-1)

### LEGALS

### NOTICE

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

> Estate of Sean C. Brown Defendant

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

### CIVIL NO. C-16-CV-23-003691 ORDERED, this 11th day of Janu-

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL NO. C-16-CV-23-002759 ORDERED, this 11th day of Janu-

12th day of February, 2024, next. The report states the amount of sale to be \$324,000.00.

True Copy—Test: Mahasin El Amin, Clerk

146320

(1-18,1-25)

### Plaintiffs VS. Estate of Joseph A Giovannoni and Sherry L Giovannoni Defendants

**ORDER OF PUBLICATION** 

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 5200 NEWTON ST UNIT 102,

BLADENSBURG, MD 20710, Parcel

5200 NEWTON 10 2 2,022.0000 Sq.

The Complaint states, among other things, that the amounts nec-

essary for redemption have not

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's County, That notice be given by the insertion of a

copy of this order in some newspa-

per having a general circulation in

Prince George's County once a

week for 3 successive weeks, warn-

ing all persons interested in the

property to appear in this Court by the 27th day of February, 2024, and

redeem the property with Parcel

Identification Number 03-0105544

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

and clear of all encumbrances

Ft. & Imps. Bladenwoods

been paid.

Plaintiff,

Defendants.

BRUISER HOLDINGS LLC

PATRICIA A ROCHESTER

VS.

Occupant

Unknown Owners

No. 03-0105544,

and interest.

### **LEGALS**

### **ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,

VS. JOHNNY V MOODY

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7600 ALLENDALE CIR. LAN-DOVER, MD 20785, Parcel No. 13-1506385.

### And

ANY UNKNOWN OWNER OF THE PROPERTY 7600 ALLEN-DALE CIR, LANDOVER, MD 20785, Parcel No. 13-1506385, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

### Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005817

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1506385 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,231.0000 Sq. Ft. & Imps. Palmer Park Lot 1 Blk 8A

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

It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 13-1506385 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk	
Mahasin Él Amin, Clerk	

146178 (1-4,1-11,1-18)

### **ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff, VS.

HUGH & CHONG C STRONG Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 15 VALE PL, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2016889,

### And

ANY UNKNOWN OWNER OF THE PROPERTY 15 VALE PL, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2016889, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005801

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2016889 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

N 65 FT LTS 28.29.30.31 & N 65 FT OF LT 32 EX 84 SQ FT 8,041.0000 Sq.Ft. & Imps. Maryland Park - Fow Bĺk 4

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 18-2016889 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

BRUISER HOLDINGS LLC

JESSE L & JOYCE M PAGE

(1-4, 1-11, 1-18)146179

ORDER OF PUBLICATION

Prince George's County, Maryland

Plaintiff,

### **LEGALS**

### **ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,

### SHAWN WOODS Prince George's County, Maryland Occupant

VS

Unknown Owners ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1009 CHILLUM RD UNIT 118, HY-ATTSVILLE, MD 20782, Parcel No. 17-3755097,

### And

ANY UNKNOWN OWNER OF THE PROPERTY 1009 CHILLUM RD UNIT 118, HYATTSVILLE, MD 20782, Parcel No. 17-3755097, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005760

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3755097 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 118 368.0000 Sq.Ft. & Imps. The Fairmont 1009

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 17-3755097 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

146180 (1-4, 1-11, 1-18)

### **ORDER OF PUBLICATION**

### **ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,

### FAY VAN HOOK Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1913 ALLENDALE CT. LAN-DOVER, MD 20785, Parcel No. 13-1454784

### And

VS.

ANY UNKNOWN OWNER OF THE PROPERTY 1913 ALLEN-DALE CT, LANDOVER, MD 20785, Parcel No. 13-1454784, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, as-signs or successors in right, title and interest.

Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005744

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1454784 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Marvland to the plaintiff in this proceeding:

3,850.0000 Sq. Ft. & Imps. Palmer Park Lot 24 Blk R

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

It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 13-1454784 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

<u>146181</u> (1-4,1-11,1-18)

### **ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3604 UPSHUR ST, BRENTWOOD,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3604 UPSHUR ST, BRENTWOOD, MD 20722, Parcel No. 17-1848449, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

### Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005849

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1848449 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

wood Lot 15 Blk 7

other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 17-1848449 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

### 146183 (1-4,1-11,1-18)

True Copy—Test: Mahasin El Amin, Clerk

ORDER OF PUBLICATION

ORDER OF PUBLICATION ORDER OF PUBLICATION

VS.

VERRON F BRETEMPS Prince George's County, Maryland Occupant Unknown Owners

MD 20722, Parcel No. 17-1848449,

And ANY UNKNOWN OWNER OF THE PROPERTY 5200 NEWTON ST UNIT 102, BLADENSBURG, MD 20710, Parcel No. 03-0105544, 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

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005848

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 03-0105544 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Marvland to the plaintiff in this proceeding:

10,000.0000 Sq. Ft. & Imps. Brent-

The Complaint states, among

True Copy—Test: Mahasin El Amin, Clerk

(1-4,1-11,1-18) 146182

Plaintiff,

BRUISER HOLDINGS LLC

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 11332 CHERRY HILL RD UNIT 2-K

103, BELTSVILLE, MD 20705, Parcel

ANY UNKNOWN OWNER OF

HILL RD UNIT 2-K 103, BELTSVILLE, MD 20705, Parcel No.

01-0077149, the unknown owner's

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005840

Defendants.

MARIA S SANCHEZ

Unknown Owners

No. 01-0077149,

And

vs.

Occupant

### ORDER OF PUBLICATION

LEGALS

BRUISER HOLDINGS LLC Plaintiff.

vs.

### PATRICIA MARQUIS Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 839 FOURTH ST, LAUREL, MD 20707, Parcel No. 10-1009638,

#### And

ANY UNKNOWN OWNER OF THE PROPERTY 839 FOURTH ST, LAUREL, MD 20707, Parcel No. 10-1009638, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, adminis-trators, grantees, assigns or successors in right, title and interest. Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005847

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1009638 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,190.0000 Sq. Ft. & Imps. Gregory Terrace Lot 29 Blk 23

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

It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 10-1009638 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
------------------------

146184

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5503 LANSING DR, TEMPLE HILLS, MD 20748, Parcel No. 09-0934331,

VS.

Occupant

Unknown Owners

And

ANY UNKNOWN OWNER OF THE PROPERTY 5503 LANSING DR, TEMPLE HILLS, MD 20748, Parcel No. 09-0934331, the unknown owner's heirs, devisees, and personal representatives and their or anv of their heirs, devisees, executors, administrators, grantees, as-signs or successors in right, title and interest.

Defendants.

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005846

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0934331 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

11,250.0000 Sq. Ft. & Imps. Westchester Lot 12 Blk G

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 09-0934331 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.

EL AMIN cuit Court for unty, Maryland	MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland		N Clerl Prince (
Clerk	True Copy—Test: Mahasin El Amin, Clerk		True Co Mahasii
(1-4,1-11,1-18)	146185	(1-4,1-11,1-18)	146186

BRUISER HOLDINGS LLC Plaintiff, VS.

CRAIG D THOMPSON SR Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 556 WILSON BRIDGE DR UNIT: 6757 B-1, OXON HILL, MD 20745, Parcel No. 12-1318922.

And

ANY UNKNOWN OWNER OF THE PROPERTY 556 WILSON BRIDGE DR UNIT: 6757 B-1, OXON HILL, MD 20745, Parcel No. 12-1318922, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005845

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1318922 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

CONDOMINIUM BLDG 19 UNIT 6757 B-1 2,001.0000 Sq. Ft. & Imps. Wilson Bridge

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 12-1318922 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 rince George's County, Maryland	
rue Copy—Test: Iahasin El Amin, Clerk	

(1-4, 1-11, 1-18)

BRUISER HOLDINGS LLC Plaintiff, VS. MARIA A URRUTIA

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7601 MASON ST, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0626317,

And

ANY UNKNOWN OWNER OF THE PROPERTY 7601 MASON ST, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0626317, the unknown owner's heirs, devisees, and personal representatives and their or

The object of this proceeding is to

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0077149 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

> UNIT II-K 103 1,705.0000 Sq. Ft. & Imps. Maryland Farms Con

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 01-0077149 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 MAHASIN EL AMIN Clerk of the Circuit Court for Clerk of the Circuit Court for Prince George's County, Maryland Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk True Copy—Test: Mahasin El Amin, Clerk 146188 (1-4, 1-11, 1-18)146189 (1-4, 1-11, 1-18)

BRUISER HOLDINGS LLC Plaintiff, VS.

JULIA A & BARRY W VAN DE-MARK

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 13110 GREENMOUNT AVE. BELTSVILLE, MD 20705, Parcel No. 01-0070482,

And

ANY UNKNOWN OWNER OF THE PROPERTY 13110 GREEN-MOUNT AVE, BELTSVILLE, MD 20705, Parcel No. 01-0070482, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005838

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 01-0070482 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

11,7750.000 Sq. Ft. & Imps. Calverton Lot I Blk J

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 01-0070482 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.

heirs, devisees, and personal repre-sentatives and their or any of their any of their heirs, devisees, executors, administrators, grantees, as-signs or successors in right, title and heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest. interest. Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005844

secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0626317 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,402.0000 Sq. Ft. & Imps. North Forestvillel Lot 39 Blk K

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

It is thereupon this 26th day of De-cember, 2023, by the Circuit Court for Prince George's 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 27th day of February, 2024, and redeem the property with Parcel Identification Number 06-0626317 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 146187 (1-4.1-11.1-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARJORIE DARE SETZER

Notice is given that David J Setzer, whose address is 1124 Woodside Drive, Hanahan, SC 29410, was on January 4, 2024 appointed Personal Representative of the estate of MAR-JORIE DARE SETZER who died on December 16 2022 with a will December 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 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 4th day of July, 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.

### DAVID J SETZER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131868 (1-18,1-25,2-1) 146314

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF **DORIS G MANEGAULT**

Notice is given that Charles Manegault, whose address is 2907 Acco-keek Road West, Accokeek, MD 20607, was on January 4, 2024 ap-pointed Personal Representative of the estate of Doris G Manegault, who died on November 15, 2023 without a will without a will.

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

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

JOHN SHIN ESQ. 10440 Little Patuxent Pkwy Suite 300 Columbia, MD 21044 410-740-5649

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

### IN THE ESTATE OF TRESSA ORNETTA PRICE

Notice is given that Kendra Felicia Campbell, whose address is 473 Boulder Run, Hiram, GA 30141, was on August 10, 2022 appointed Per-sonal Representative of the estate of Tressa Ornetta Price, who died on December 18, 2020 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 10th day of February, 2023.

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

KENDRA FELICIA CAMPBELL Personal Representative

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

Estate No. 123815

<u>146299</u> (1-18,1-25,2-1)

### **ORDER OF PUBLICATION**

### YAMBAR MOORE

vs.

### SARAH MOORE Defendant

Plaintiff

### In the Circuit Court for Prince George's County, Maryland Case No. CAD16-31811

ORDERED, on this 12th day of January, 2024, by the Circuit Court for Prince George's County, Mary-

land;

### 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**

### **409 MILLWOOF DRIVE** CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated May 20, 2008 and recorded in Liber 30215, Folio 240, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of , and an interest rate of 6.890%, default having occurred thereunder, the Sub-stitute 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

### FEBRUARY 6, 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 condi-tions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$45,000.00 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 pur-chaser. 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 interes

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

Tidewater Auctions, LLC (410) 825-2900

www.tidewaterauctions.com

<u>146270</u>

### 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

### 6214 BALTIC STREET **CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated September 23, 2008 and recorded in Liber 30068, Folio 686, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of , and an interest rate of 6.970%, 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

### 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**

### **4718 ENGLISH COURT** SUITLAND, MD 20746

By authority contained in a Deed of Trust dated April 30, 2015 and recorded in Liber 37029, Folio 581, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$224,119.00, and an interest rate of 2.938%, 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 23, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any condiwith no warranty of any kind. A deposit of \$20,000.00 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 settle-ment 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 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

(1-4,1-11,1-18)

### 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**

### 7514 BURNTWOOD COURT CLINTON, MD 20735

By authority contained in a Deed of Trust dated November 6, 2012 and By authority contained in a Deed of Irust dated November 6, 2012 and recorded in Liber 34779, Folio 436, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$382,325.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-plex--If courthouse is closed due to inclement weather or other emer-ronew, cale shall occur at time provide whether the state of the second second

(1-18,1-25,2-1) 146174

July, 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.

### CHARLES MANEGAULT Personal Representative

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

Estate No. 131842 (1-18,1-25,2-1) 146305





That Defendant, SARAH **MOORE**, is hereby notified as to a Motion for Modification of Child Custody, and therefore it is,

**ORDERED**, that this Order shall be published in a newspaper of gen-eral circulation for the County, for at least three (3) consecutive weeks, in accordance with Maryland Rule 2-122. Said posting is to be completed by the 11th day of February, 2024; and it is further,

**ORDERED**, that Plaintiff shall mail, by regular mail (first-class mail), to Defendant's last known ad-Areas, 6001 LIVINGSTON ROAD, OXON HILL, MARYLAND 20745, a copy of the signed Order of Publi-cation, at least thirty (30) days prior to the response date in said order; and is further,

ORDERED, that Defendant, SARAH MOORE, is hereby warned that failure to file an answer or other defense on or before the 12th day of March, 2024 may result in a judgment by default or the granting of the relief sought.

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

True Copy—Test: Mahasin El Amin, Clerk (1-18, 1-25, 2-1)146316

shall occur at time previously scheduled, on next day that court sits], on

### JANUARY 30, 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 \$40,000.00 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 settle-ment 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 pur-chaser. 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 which and parts to core to environ 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

gency, sale shall occur at time previously scheduled, on next day that court sits], on

### JANUARY 30, 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 \$33,000.00 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 settle-ment 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 other-wise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or account to be adjusted as of date of calo. Transfer and recordation 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 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



146232

(1-11,1-18,1-25) <u>146231</u> (1-11,1-18,1-25)

## The Prince George's Post

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NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Mack Strickler,

whose address is 12857 Folly Quar-ter Rd., Ellicott City, MD 21042, was on January 5, 2024 appointed Per-sonal Representative of the estate of JOHN LLOYD ANDRICK JR who

died on October 6, 2023 with a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-tative or the attorney.

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

Wills on or before the 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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

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

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

creditor presents the claims within

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

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

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

MACK STRICKLER

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

PRINCE GEORGE'S COUNTY

Personal Representative

July, 2024.

following dates:

decedent's death; or

TO ALL PERSONS INTERESTED

JOHN LLOYD ANDRICK JR

IN THE ESTATE OF

### LEGALS

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES LENWOOD JOHNSON

Notice is given that Colin Lenwood Johnson, whose address is 16401 Topsail Ln, Woodbridge, VA 22191, was on December 13, 2023 appointed personal representative of the small estate of Charles Lenwood Johnson, who died on January 8, 2020 without a will.

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

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

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

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

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

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

### COLIN LENWOOD JOHNSON Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131643

146298 (1-18)

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF PAMELA G JONES

Notice is given that Nicole Williams, whose address is 11629 Monaghan Place, Apt#112, Waldorf, MD 20602, and Jeffrey Jones, whose address is 4513 Park Road, Alexandria, VA 22312, were on January 4, 2024 appointed Co-Personal Representatives of the estate of Pamela G Jones, who died on April 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 co-personal repre-

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHERYL LYNN HARRIS-PROCTOR

Notice is given that Kelvin Harris, whose address is 11404 Dappled Grey Way, Upper Marlboro, Mary-land 20772, was on January 3, 2024 appointed Personal Representative of the estate of Cheryl Lynn Harris-Proctor, who died on November 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of July, 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.

### KELVIN HARRIS Personal Representative

CERETA A. LEE REGISTER OF WI	USFOR
PRINCE GEORGE	LLO I OIL
1101 2011 11 27	ro, MD 20773-1729
	Estate No. 131439
146304	(1-18,1-25,2-1)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Jamila Jones

Kennedy, whose address is 1100 W

Riverview Road, Fort Washington, MD 20744, was on January 5, 2024

appointed Personal Representative

of the estate of Sharon Eileen Staten, who died on May 5, 2023 without a

Further information can be ob-

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

IN THE ESTATE OF SHARON EILEEN STATEN

Any person having a claim against

LEONARDO W CROMARTIE

Cereta A. Lee
Register Of Wills For
RINCE GEORGE'S COUNTY
P.O. Box 1729
Jpper Marlboro, MD 20773-1729
Estate No. 131440

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

### TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY C WEST

Notice is given that Krystal West, whose address is 7610 Serenade Circle, Clinton, MD 20735, was on De-cember 29, 2023 appointed Personal Representative of the estate of Shirley C West, who died on July 24, 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 29th 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.

KRYSTAL WEST Personal Representative

CERETA A. LEE	
REGISTER OF WI	lls For
PRINCE GEORGE'	s County
P.O. Box 1729	
UPPER MARLBOR	o, MD 20773-1729
	Estate No. 131583
146301	(1-18,1-25,2-1)

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Gennie Nor-

man, whose address is 10805 Black-stone Avenue, Cheltenham, MD

20623, was on October 27, 2023 ap-

pointed Personal Representative of the estate of Carlos Jay Norman who

Further information can be ob-

died on July 29, 2023 with a will.

IN THE ESTATE OF

CARLOS JAY NORMAN

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHRISTINE WELCH

Notice is given that Terencia Lip-ford, whose address is 100 Groh Lane, Annapolls, MD 21403, was on January 2, 2024 appointed Personal Representative of the estate of Christine Welch, who died on November 18, 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 2nd day of July, 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 mav be obtained from the Register of Wills.

TERENCIA LIPFORD Personal Representative

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

CITER WIAREBORG, WID 20110 112)		UPPER MARL	BORO, MD 20773-1729
	Estate No. 131843		Estate No. 13102
146302	(1-18,1-25,2-1)	146312	(1-18,1-25,2-1

PRINCE GEORGE'S COUNTY GOVERNMENT

> BOARD OF LICENSE COMMISSIONERS

Estate No. 131025

(1-18,1-25,2-1)

### NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of the Alcoholic Beverage Article of the Annotated Code of Maryland will accept testimony regarding the 2024-2025 Alcohol Beverage License Renewal. Protest requests must be received in our of-fice by March 1, 2024.

All permanent licenses issued by the Board are annual licenses and are valid for one year. Licensees must file renewal applications during the months of February, March, April & May to renew the license for the next year.

### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE BELL CROMARTIE

Notice is given that Leonardo W Cromartie, whose address is 1615 Carlyle Drive, Crofton, MD 21114, was on November 29, 2023 ap-pointed Personal Representative of

the estate of Joyce Bell Cromartie, who died on August 31, 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 29th day of May, 2024.

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.

Personal Representative

R P U

<u>146300</u> (1-18,1-25,2-1)

### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROLAND C JOHNSON SR** 

Notice is given that Jacalyn K Wetzel, whose address is 2081 Trail-wood Dr, Biloxi, MS 39532, was on January 4, 2024 appointed Personal Representative of the estate of Roland C Johnson Sr, who died on June 17, 2022 without a will.

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

### LEGALS

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

> TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN CATHERINE BALDUCCI

Notice is given that Joseph M Balducci, whose address is 8219 Treebrooke Ln., Alexandria, VA 22308, was on January 5, 2024 appointed Personal Representative of the estate of JOAN CATHERINE BALDUCCI

who died on December 20, 2023 with Further information can be obtained by reviewing the estate file in

sentatives 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 4th day of July, 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 Register 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-sonal representatives mails or other-wise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

NICOLE WILLIAMS JEFFREY JONES Co-Personal Representatives

146308

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

Estate No. 129401

contacting the personal representative or the attorney.

will.

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 July, 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.

JAMILA JONES KENNEDY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131885 <u>146306</u> (1-18,1-25,2-1) 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 4th day of July, 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 ob-tained from the Register of Wills.

JACALYN K WETZEL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 126011 (1-18,1-25,2-1)

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

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

GENNIE NORMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130473 <u>146310</u> (1-18,1-25,2-1)

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 July, 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.

JOSEPH M BALDUCCI Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131880 (1-18,1-25,2-1) <u>146313</u>

Under Alcoholic Beverages Article 4-406, if ten or more residents and/or property owners in the immediate vicinity in which the li-censed place of business is located object to the renewal of the license based on specific complaints, and the protest is filed prior to the March 1st deadline, the local licensing board may not approve the re-newal without holding a hearing. The Board of License Commissioners shall hear and determine the protest in the same manner as it hears and determines an original application.

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

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)

Attest Terence Sheppard Director January 10, 2024

146317

(1-18,1-25)

### LEGALS

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

### IN THE MATTER OF A PETITION FOR ADOPTION OF A MINOR

Adoption No. CAA22-23086

### **NOTICE OF PUBLICATION TO BIOLOGICAL FATHER**

To: TAVARIS BOSTON, Biological father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA22-23086. All persons who believe themselves to be the parent of a female child born on March 22, 2007, in Anne Arundel County, Maryland, to KRISTEN NICOLE JONES, birth date July 17, 1986, shall file a written response. A copy of the show cause order may be ob-tained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-575 5206 Lfuer do not file a written 952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a Prince George's County Newspaper, you will have agreed to the permanent loss of your parental rights to this child.

HERMAN C. DAWSON, JUDGE

(1-18, 1-25)

146324

(1-18,1-25,2-1) 146307 The Prince George's Post

**Call Brenda Boice at** 301-627-0900

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