February 1 – February 7, 2024 – The Prince George's Post – A7

# The Prince George's Post

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#### 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

#### 3501 43RD AVENUE BRENTWOOD, MD 20722

By authority contained in a Deed of Trust dated July 17, 2006 and recorded in Liber 25668, Folio 328, modified by Loan Modification Agreement recorded on June 24, 2021, at Liber No. 45739, Folio 348, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,500.00, and an interest rate of 2.990%, 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

#### FEBRUARY 13, 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 \$21,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

(1-25,2-1,2-8)

#### 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

#### 14000 NEW ACADIA LANE, #305 UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated June 17, 2016 and recorded in Liber 38346, Folio 139, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$136,000.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

#### LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: ELLEN SANFORD BALKO AKA: FLORENCE ELLEN

SANFORD BALKO Estate No.: 127971

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Mary Ellen Rollins for judicial probate of the will dated <u>April 26, 2013</u>, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 28, 2024 at 10:30 A.M.

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

Register of Wills for Prince George's County Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

(1-25, 2-1)

#### NOTICE

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

v.

146340

Ramon Palen, a/k/a Ramon Palin

AND

Rosmary Qrihuela, a/k/a Rosmary Orihuela Gil

2505 Navahoe Street Hyattsville, MD 20783

Defendants

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-003126

Notice is hereby given this 12th day of January, 2024, 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 12th day of February, 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 12th day of February, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$354,700.00. The property sold herein is known as 2505 Navahoe Street, Hyattsville, MD 20783.

Jamie K. Blair Jackson & Campbell, PC 2300 N Street, NW, Suite 300 Washington, DC 20037 202-457-1629

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF GERALDINE JENNESS

Notice is given that Robert D. Haynes, whose address is 2104 Floral Park Road, Clinton, MD 20735, was on January 8, 2024 appointed Personal Representative of the estate of Geraldine Jenness, who died on June 6, 2020 without a will.

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

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

ROBERT D. HAYNES Personal Representative

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

P.O. Box 1729

<u>146341</u>

UPPER MARLBORO, MD 20773-1729

Estate No. 129425 (1-25,2-1,2-8)

#### LEGALS

Erica A. R. Redmond, Esq. Frame & Frame 8562 Fort Smallwood Road Pasadena, MD 21122 410-255-0373

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GERALDINE MARKEN** A/K/A GERALDINE VIRGINIA MARKEN

#### PRINCE GEORGE'S COUNTY GOVERNMENT

#### **Board of License**

Commissioners

#### (Liquor Control Board) REGULAR SESSION

#### FEBRUARY 7, 2024

 t/a Southern Avenue Liquors, Sahaj S. Dhillon, Member-Manager, Class A, Beer, Wine and Liquor, 4259 S Avenue Spirits, LLC, 4259 Southern Avenue, Capitol Heights Maryland 20743.
– Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.

2. t/a Mix and Mingle Coffee Lounge, Chandra Moore, President, Tara Pendergrast, Shannon Jordan, Secretary, Class B, Beer, Wine and Liquor, Mix and Mingle, Inc., 8923 Woodyard Road, Clinton, Maryland. – Request for a Special Entertainment Permit.

3. Patrick Nwaokwu, Managing Member, t/a GQ Palace, 8833 Greenbelt Road, Greenbelt, Maryland 20770, Class B, Beer, Wine and Liquor For a decision on your fine for violation of RR #9, No licensee, his/her agent, or employee shall allow consumption or possession of alcoholic beverages by patrons on the licensed premises during the hours when such sales or consumption is not allowed by the Rules and Regulations for Prince George's County. To wit: that on December 3, 2023 at approximately 1:30am, Inspector North, entered GQ Palace (undercover) located at 8833 Greenbelt Road, Greenbelt, MD 20770. Inspector North purchased a drink at 2:58am and stayed at the establishment until approximately 3:20am, and he noticed patrons were still being served al-cohol at the time. This is a violation of RR #9 selling, furnishing, dispensing alcoholic beverages after 3:00am. There is a prior violation for RR7, Consumption of Bottled Goods on Licensed Prem-ises on 7/31/2022 an a fine of 7,500.00. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

4. Rhonda Hall, Managing Member, Ladies 1st Cigars, 402 Coventry Way, Clinton, Maryland 20735, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of an alleged violation of RR #58 A(2) and A(5) There shall be employed a sufficient number of chefs and /or cooks to prepare food at all hours that the establishment is open. The licensee shall not deviate from the operating conditions allowed and defined by the Board concerning the operating conditions of the establishment include

#### NOTICE

v.

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

Chiquita Lavonna McKenzie, Personal Representative for the Estate of Davon J. McKenzie 15904 Litton Lane Accokeek, MD 20607

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-004101

Notice is hereby given this 12th day of January, 2024, 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 12th day of February, 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 12th day of February, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$226,700.00. The property sold herein is known as 15904 Litton Lane, Accokeek, MD 20607.

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

<u>146332</u> (1-25,2-1,2-8)

#### LEGALS

#### NOTICE

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

Sarita Bowens, a/k/a Sarita E. Bowens

AND

v.

Sid R. Bowens

3104 Glissade Court Clinton, MD 20735 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF19-02098

Notice is hereby given this 12th 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 con-trary thereof be shown on or before the 12th day of February, 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 12th day of February, 2024. The Report of Sale states the amount of the foreclosure sale price to be \$365,000.00. The property sold herein is known as 3104 Glissade Court, Clinton, MD 20735.

LEGALS

#### FEBRUARY 13, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$9,400.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146349

146329

TOWN OF CHEVERLY

#### NOTICE OF ADOPTION OF CHARTER AMENDMENT CAR-1-23 LOWING THE VOTING AGE TO 16 YEARS

On January 11, 2024, the Council of The Mayor and Town Council of Cheverly (the "Town") voted on Charter Amendment CAR-1-23 amending Article V section § C-18.1. - Registration of Voters to lower the voting age in the town to age 16 years old.

#### CHARTER AMENDMENT RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF CHEVERLY, AMENDING §18.1(A), REG-ISTRATION OF VOTERS, TO LOWER THE AGE AN INDIVIDUAL IS ELIGIBLE TO VOTE IN TOWN ELECTIONS

A Charter Resolution of the Mayor and Council of the Town of Cheverly adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and §4-301 *et-seq.*, Local Government Article, Annotated Code of Maryland as amended.

The charter amendment shall be and become effective on Friday, March 1, 2024 (50 days), unless a proper petition for a referendum hereon shall be filed by Tuesday, February 20, 2024 (40 day), and a fair summary of the Amendment shall be posted at Town Hall for forty days following its adoption.

If you have comments for the Council, please email them to the Town Clerk at grichards@cheverly-md.gov

146357

(1-25,2-1)

(1-25,2-1,2-8)

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

146331 (1-25,2-1,2-8)

#### NOTICE

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

vs.

Estate of Marjorie A. Breedlove Defendant

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

#### CIVIL NO. C-16-CV-23-004438

ORDERED, this 17th day of January, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7302 Barlowe Road, Hyattsville, Maryland 20785 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 19th 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 19th day of February, 2024, next.

February, 2024, next. The report states the amount of sale to be \$123,000.00.

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

146335 (1-25,2-1,2-8)

Notice is given that Mary-Jeanne Marken, whose address is 4181 Carvel Lane, Edgewater, MD 21037, was on January 8, 2024 appointed Personal Representative of the estate of Geraldine Marken A/K/A Geraldine Virginia Marken who died on August 12, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th 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 undersigned on or before the earlier of the following dates:

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

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

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

MARY-JEANNE MARKEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131485 146344 (1-25,2-1,2-8)



but are not limited to the hours of operation, type of menu, availability of food, and the number of tables and chairs provided for pa-trons. & RR #37(E) Change in Mode of Operation (Permitting smoking in the establishment) To wit: on Thursday, November 30, 2023, at approximately 10:00pm, Inspector Farmer-Johnson of the Board of License Commissioners entered the Ladies First Cigars, located 6402 Coventry Way, Clinton, MD. While inside she ordered food but was advised the chef left and that they had no food to offer. Also, Inspector Farmer-Johnson noticed patrons smoking cigars inside the establishment. This is a direct violation of RR# 58 A(2) and A(5). Also, a violation of RR #37 (E) Changing mode of Operation. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. Continued from January 10, 2024, Regular Session Hearing.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, January 10, 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 <u>http://bolc.mypgc.us</u> 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

(1-25,2-1)

Attest: Terence Sheppard Director January 18, 2024

146351

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

True Copy—Test: Mahasin El Amin, Clerk

146333

(1-25,2-1,2-8)

#### LEGALS

#### NOTICE

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

Joseph Thompson 6511 Foster Street District Heights, MD 20747 Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF22-02216

Notice is hereby given this 12th day of January, 2024, 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 12th day of February, 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 12th day of February, 2024.

February, 2024. The Report of Sale states the amount of the foreclosure sale price to be \$252,394.69. The property sold herein is known as 6511 Foster Street, District Heights, MD 20747.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 146334 (1-25,2-1,2-8)

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 prop-erty 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 de-

#### LEGALS

AND

**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. CAPITOL 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 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, 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

All persons having or claiming to

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) months 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 v 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

#### LEGALS

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

GARRY L ENG; PRINCE GEORGE'S COUNTY, MARYLAND

#### AND

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

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 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 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 close of all oncumbrances and clear of all encumbrances.

#### MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

deem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

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

#### LEGALS

#### **ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,

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

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

week for 3 successive weeks, warn-

ing all persons interested in the

property to appear in this Court by the 12th day of March, 2024, and re-

deem the property with Parcel Iden-

tification Number 06-0647941 and

answer the complaint or thereafter

a final judgment will be entered

George's County once a

been paid.

Prince

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' County, Maryland, sold by the Col-

scription of PT LT 20 EQ 1.22 ACRES on the Tax Roll of the Director of Finance

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.

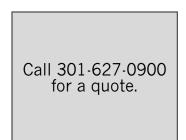
A description of the property in substantially the same form as the description appearing on the Certificat of Tax Sale is as follows: 4418 DANVILLE RD BRANDYWINE MD 20613-0000 being know as District - 05 Account Number - 0277251 with a legal description of PT LT 20 EQ 1.22 ACRES on the Tax Roll of the 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 Él 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 146315 (1-18, 1-25, 2-1)

Mahasin Él Amin, Clerk (1-18,1-25,2-1) 146277

#### LEGALS

#### ORDER OF PUBLICATION

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

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

PRINCE GEORGE'S, 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.

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) successive weeks, 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 reforeclosing 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

146283 (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 ANDRES RODRIGUEZ

Notice is given that Margarita Ro-driguez whose address is 7538 Ard-wick Ardmore Road, Hyattsville, MD 20784, was on January 12, 2024 appointed Personal Representative of the estate of Andres Rodriguez, who died on December 16, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 12th 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 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.

MARGARITA RODRIGUEZ Personal Representative

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

Estate No. 131922

146342 (1-25,2-1,2-8)



Your Newspaper of Legal Record

## Call (301) 627-0900



Plaintiff

#### LEGALS

Defendant

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

JAMES POGUE, JR.

Plaintiff, vs

ADRIAN WILEY

#### In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-007515

ORDERED, ON THIS 24th day of January, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, ADRIAN WILEY is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming him/her as the defendant and seeking the Di-vorce on the Grounds of Irreconcilable Differences and Six-Month Separation and stating that the Defendant's last known address is 3511 25th Place, Temple Hills, MD 20748, and therefore it is;

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

By posting notice in a newspaper or publication 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, that the plaintiff shall mail, by regular mail (first class mail), to the defendant's last known address of 3511 25th Place, Temple Hills, MD 20748, a copy of the signed order of Publication, Writ of Summons, the Complaint for Absolute Divorce, and other pleadings at least thirty days prior to the re-sponse date in said order; and it is further:

ORDERED, THAT THE DEFEN-DANT, ADRIAN WILEY, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 24th DAY OF MARCH, 2024 MAY RESULT IN THE CASE PRO-CEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test: Mahasin El Amin, Clerk 146403 (2-1,2-8,2-15)

#### **ORDER OF PUBLICATION**

LENORA REEVES vs.

TECHAUNA WASHINGTON

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-FM-23-006275

ORDERED, ON THIS 22nd day of Janaury, 2024, by the Circuit Court for Prince George's County MD: That the Defendant, Techauna K. Washington is hereby notified that the Plaintiff, has filed a PETITION TO ESTABLISH THIRD-PARTY CUSTODY AND SUPPORT naming

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

vs. CLARA B PITTMAN TRUST

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1213 NYE ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2078962,

And

ANY UNKNOWN OWNER OF THE PROPERTY 1213 NYE ST, CAPITOL HEIGHTS, MD 20743. Parcel No. 18-2078962, 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-24-000201

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2078962 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:

5,485.0000 Sq. Ft. & Imps. Chapel Oaks Lot 20 Blk D

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

It is thereupon this 23rd 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 26th day of March, 2024, and redeem the property with Parcel Identification Number 18-2078962 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

146375 (2-1,2-8,2-15)

#### Call 301-627-0900 for a quote.

LEGALS

#### LEGALS

Barry M. Tapp 14662 Cambridge Circle Laurel, Maryland 20707 301-580-9600

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF LONISE C. HARRISON

Notice is given that Eric K Harrison, whose address is 9403 Trumpet Lane, Upper Marlboro, MD 20772, and Daryl A Harrison, whose address is 7805 Ashdale Road, Capitol Heights, MD 20743 were on January 3, 2024 appointed Co-Personal Representatives of the estate of Lonise C. Harrison, who died on September 8, 2023 without a will.

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

All persons having any objection to the appointment (or to the 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 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, 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 co-per-sonal representatives mail or otherwise deliver to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

IC K HARRISON DARYL A HARRISON **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. 131749

#### 146398 (2-1,2-8,2-15)

#### LEGALS

#### ORDER OF PUBLICATION

Palomino Holdings, LLC 25 Hooks Ln Suite 202 Pikesville, MD 21208 Plaintiff

WILBURFORCE LLC S/O Richard Kohr, Jr., RA 9256 Bendix Road, Suite 300 Columb

Prince George's County S/O Stephen J. McGibbon

1301 McCormick Drive

Director of Finance

Largo, MD 20774

Suite 1100

and

and

dered, that notice be given by the in-sertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 26th 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 vest-ing in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 146361 (2-1,2-8,2-15)

ORDER OF PUBLICATION ADAM SILVEY

Plaintiff V. PARK, INC.

SERVE ON: RONALD J. COHEN, RESIDENT AGENT

AND

OF PARK, INC.

AND

BARRY S. COHEN, SECRETARY OF PARK, INC. AND

RONALD J. COHEN, DIRECTOR

JOEL S. MEISEL, PRESIDENT OF

AND

PARK, INC.

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

0 WEST PARK DRIVE HYATTSVILLE, MD 20783

AND

PRINCE GEORGE'S COUNTY MARYLAND

SERVE: RHONDA L. WEAVER,

ACTING COUNTY ATTORNEY AND

UNKNOWN OWNERS OF THE PROPERTY:

80 WEST PARK DRIVE HYATTSVILLE, MD 20783

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendant(s)

In the Circuit Court for

#### LEGALS

**ORDER OF PUBLICATION** 

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

uate and lying in Prince George's

Plaintiff

ADAM SILVEY

AND

AND

AND

MARYLAND

PROPERTY:

V.

County and known as:)

AQUASCO, MD 20608

0 TRUMAN POINT ROAD

PRINCE GEORGE'S COUNTY

SERVE: RHONDA L. WEAVER,

UNKNOWN OWNERS OF THE

The unknown owner's heirs, de-

visees, and Personal Representa-

tives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns, or successors in

In the Circuit Court for

Prince George's County, Maryland

CASE NO.:

C-16-CV-24-000196

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

All that property in Prince George's County described as: Lts 12 13 14 1 5, 8,688.0000 Sq.Ft. Eagle Harbor Blk 7, Assmt \$4,300 Lib 08343 FI 235, tax

account no. 08-0830208, Deed ref.

8343/235 and assessed to ORDREN

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

for redemption have not been paid,

although more than six (6) months and a day from the date of sale has

expired. It is thereupon this 23rd 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 be-

fore the 16th day of February, 2024,

warning all persons interested in the

property to appear in this Court by the 26th day of March, 2024, and re-

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

Plaintiff in this proceeding:

S. AOEEL.

expired.

Defendant(s)

0 TRUMAN POINT ROAD

AOUASCO, MD 20608

right, title and interest

ACTING COUNTY ATTORNEY

ORDREN S. AQEEL

#### ORDER OF PUBLICATION

ADAM SILVEY

V.

VALORA BENNETT COOK AND THE TESTATE AND INTESTATE SUCCESSORS OF VALORA BEN-NETT COOK, DECEASED AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

#### AND

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

0 HILAND AVENUE LANHAM, MD 20706

AND

PRINCE GEORGE'S COUNTY MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

#### AND

UNKNOWN OWNERS OF THE PROPERTY:

#### 0 HILAND AVENUE LANHAM, MD 20706

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

#### Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO .: C-16-CV-24-000224

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

All that property in Prince George's County described as: Lots 45.46.47, 23,582.0000 Sq.Ft. Lincoln Blk T, Assmt \$400 Lib 02802 Fl 609, tax account no. 14-1594464, Deed ref. 2802/609, and assessed to COOK CHARLES & VALORA B.

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

It is thereupon this 23rd 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 16th day of February, 2024, warning all persons interested in the the 26th 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 clear of all encumbrances.

him/her as the defendant and stat-ing that the Defendant's last known address is: 417 Larew Avenue, Beckley, WV 25801, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, Techauna K. Washington, in accor-dance with Maryland Rule 2-122(c) as follows:

By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three consecutive weeks and provide proof of publication to the Court; and it is . further;

ORDERED, said posting to be completed by the 21st day of February, 2024, and it is further;

ORDERED, THAT THE DEFEN-DANT, TECHAUNA K. WASH-INGTON, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON OR BEFORE THE 22nd day of MARCH, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

True Copy—Test: Mahasin El Amin, Clerk 146356 (2-1,2-8,2-15)

#### NOTICE

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

vs.

Joshua Lawrence Davies Defendant

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

#### CIVIL NO. CAEF19-05532

ORDERED, this 24th day of January, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-Marlboro, Maryland 20772 men-tioned in these proceedings, made and reported by Laura H.G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of February, 2024 next, provided a copy of this notice be inserted in some newspa-per published in said County once in each of three successive weeks before the 26th day of February, 2024, next.

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

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

(2-1,2-8,2-15)

146385

Gregory M. Garrett Tydings & Rosenberg 1 E. Pratt Street, Suite 901

Baltimore, MD 21202 410-752-9767

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM M. GARRETT AKA WILLIAM MARVIN GARRETT,

Notice is given that Erin Kelly Garrett, whose address is 4802 Lee Hollow Place, Ellicott City, MD 21043, was on April 6, 2018 ap-pointed personal representative of the small estate of William M. Gar-rett, Jr. who died on December 20, 2017 with a will 2017 with a will.

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 of this Notice.

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

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

provided by law, is unenforceable thereafter.

ERIN KELLY GARRETT

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUN P.O. BOX 1729 UPPER MARLBORO, MD	TY
Estat	e No. 10950
146386	(2-1)

and

State of Maryland S/O Brian Frosh, Attorney General 200 St. Paul Place Baltimore, MD 21202

and

The County Executive and County Council of Prince George's County S/O Rhonda L. Weaver

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-tation after the state of the second tative or the attorney.

All persons having claims against the decedent must serve their claims of the following dates:

Any claim not served or filed within that time, or any extension

Personal Representative

CERETA A. LEE	
REGISTER OF WILLS FOR	R
PRINCE GEORGE'S COUL	NTY
P.O. Box 1729	
UPPER MARLBORO, ME	20773-1729
Esta	ate No. 109506
146386	(2-1)

for Prince George's County, Or-

#### Prince George's County, Maryland CASE NO.: C-16-CV-24-000195

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

All that property in Prince George's County described as: 16,736.0000 Sq.Ft. Parkside Lot 38 Blk C, Assmt \$1,300 Lib 03721 Fl 404, tax account no. 17-1928266, Deed ref. 3721/4045 and assessed to Park, Inc.

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

expired. It is thereupon this 22nd 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

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024, and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

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

True Copy-Test: Mahasin El Amin, Clerk 146360 (2-1,2-8,2-15)



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

True Copy—Test: Mahasin El Amin, Clerk 146381 (2-1,2-8,2-15)

#### 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, 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-tation or the other area. 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 score to the order 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.

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 146314 (1-18,1-25,2-1)

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

True Copy—Test: Mahasin El Amin, Clerk 146382 (2-1,2-8,2-15)

Todd P Forster 1101 Wootton Pkwy, Suite 550 Rockville, MD 20852 301-251-8500

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF SIN HTUN SHWE

Notice is given that Khin Thida Tun, whose address is 8712 37th Ave, College Park, MD 20740, was on Jan-uary 12, 2024 appointed Personal Representative of the estate of Sin Htun Shwe who died on April 28, 2022 with a will.

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

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

KHIN THIDA TUN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130045 146394 (2-1,2-8,2-15)

County Attorney 1301 McCormick Drive, Suite 4100 Largo, MD 20774 All unknown owners of the property described Below; all heirs, de-

visees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as NEW RELIEF TER BRANDYWINE and described as Resub Par B & Lot 7, BK B, Plat 7, Parcel G, Being known as NEW RE-LIEF TER BRANDYWINE on the Tax Roll of the Director of Finance.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-000433

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as NEW RELIEF TER BRANDYWINE in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Palomino Holdings, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Trea-surer's and/or Director's tax roll surer's and/or Director's tax roll and Deed hereinafter referred to is: known as NEW RELIEF TER BRANDYWINE and described as Resub Par B & Lot 7, BK B, Plat 7, Parcel G, Being known as NEW RE-LIEF TER BRANDYWINE on the Tax Bell of the Director of Finance 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 22nd day of January, 2024, by the Circuit Court for Parage Courts of County Or

#### **ORDER OF PUBLICATION**

ADAM SILVEY Plaintiff V.

CARLTON M. GREEN, PERS. REP. OF THE ESTATE OF WALTER L. GREEN

#### AND

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

**0 VIOLA PLACE** CAPITOL HEIGHTS, MD 20743

#### AND

PRINCE GEORGE'S COUNTY MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

#### 0 VIOLA PLACE CAPITOL HEIGHTS, MD 20743

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

#### Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO .:

#### C-16-CV-24-000197

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

All that property in Prince George's County described as: Lots 19 20 21 22, 12,535.0000 Sq.Ft. Pleasant View Blk 2, Assmt \$2,067 Lib 03570 Fl 560, tax account no. 18-2035186, Deed ref. 3570/560, and assessed to WAL-TER L. GREEN

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

It is thereupon this 23rd 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 before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024, and redeem the property described above and answer the Complaint or there-after a Final Judgment will be en-

#### **ORDER OF PUBLICATION** MUNICIPAL INVESTMENTS, LLC

#### C/O KENNY LAW GROUP, LLC Plaintiff vs.

THE THOMPSON TRUST D NO-VEMBER 23, 2005; THOMPSON, MARY RAY TRUSTEE: TESLA, INC.; TESLA ENERGY OPERATIONS. INC., FKA SOLARCITY CORPO-RATION; PRINCE GEORGE'S COUNTY, MARYLAND

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

County and known as:

3621 JEFF RD UPPER MARLBORO MD 20774

uate and lying in Prince George's

#### AND

AND

Unknown Owner of the property 3621 JEFF RD described as follows: Property Tax ID 20-2271666 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.

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000288

Defendants

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:

9,021 SQ FT & IMPS TYROL ES-TATES LOT 21 BLK C Assmt \$357,100 Lib and Fl 3155/334 and assessed to MARY RAY THOMP-SON, also known as 3621 IEFF RD. UPPER MARLBORO MD 20774, Tax Account No. 20-2271666.

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

It is thereupon this 22nd 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 in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereinal 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.

#### LEGALS

#### **ORDER OF PUBLICATION**

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

vs. DARYL A GAYHARDT; ISAAC ISHAK; SANDY SPRING BANK FKA RE-VERE BANK; PRIME SETTLEMENT, INC., TRUSTEE: PAUL SLIWKA: MARIA C. BYRNS, TRUSTEE: ALLISON R BROWN, TRUSTEE: PRINCE GEORGE'S COUNTY, MARYLAND

#### AND

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

3521 VISTA VERDE DR BOWIE MD 20721

#### AND

Unknown Owner of the property 3521 VISTA VERDE DR described as follows: Property Tax ID 13-1393628 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-24-000303

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:

14,889 SQ FT & IMPS VISTA ES-TATES WEST LOT 69 BLK B Assmt \$451,267 Lib and Fl 43101/99 and assessed to DARYL A GAYHARDT and ISAAC ISHAK, also known as 3521 VISTA VERDE DR. BOWIE MD 20721, Tax Account No. 13-1393628.

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

It is thereupon this 22nd 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 in Prince general George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

Plaintiff

#### vs. HILDA R. ABDON; PRINCE GEORGE'S COUNTY,

MARYLAND

AND

AND

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

#### County and known as: 300 SYRIA CT FORT WASHINGTON MD 20744

uate and lying in Prince George's

Unknown Owner of the property 300 SYRIA CT described as follows: Property Tax ID 05-0287219 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-24-000275 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:

20,054 SQ FT & IMPS TANTALLON NORTH LOT 18 BLK L Assmt \$350,500 Lib and Fl 7846/793 and assessed to HILDA R. ABDON and EDGARDO M. ABDON, also known as 300 SYRIA CT, FORT WASHINGTON MD 20744, Tax Account No. 05-0287219.

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

It is thereupon this 22nd 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 in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th 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

#### LEGALS

Plaintiff

#### **ORDER OF PUBLICATION**

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

#### vs. JOSE N ORTIZ SORTO: ANA E. RIVAS TOBAR

#### PRINCE GEORGE'S COUNTY, MARYLAND

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

1034 58TH AVE CAPITOL HEIGHTS MD 20743

#### AND

Unknown Owner of the property 1034 58TH AVE described as follows: Property Tax ID 18-2043685 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-24-000300

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:

HEIGHTS LOTS 11.12 6.250 SO. FT & IMPS NORTH FAIRMONT HEI BLK A Assmt \$280,500 Lib and Fl 39980/568 and assessed to JOSE O N SORTO ET AL, also known as 1034 58TH AVE, CAPITOL HEIGHTS MD 20743, Tax Account No. 18-2043685.

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

It is thereupon this 22nd 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 in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

#### **ORDER OF PUBLICATION**

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

> Plaintiff vs.

DUANE E THOMPSON; THE VILLAGE AT COLLINGTON CONDOMINIUM, INC.; PRINCE GEORGE'S COUNTY, MARYLAND

#### AND

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

#### 2167 VITTORIA CT, UNIT 49 BOWIE MD 20721

#### AND

Unknown Owner of the property 2167 VITTORIA CT, UNIT 49 described as follows: Property Tax ID 13-3439213 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-24-000301

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:

PHASE 1 UNIT 49 10,208 SQ FT & IMPS VILLAGE AT COLLING Assmt \$320,833 Lib and Fl 43316/175 and assessed to DUANE E THOMPSON, also known as 2167 VITTORIA CT, UNIT 49, BOWIE MD 20721, Tax Account No. 13-3439213.

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

essary for redemption have not been paid although more than six (6) months and a day from the date

It is thereupon this 22nd 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

George's County once a week for

three (3) successive weeks on or be-fore the 16th day of February, 2024,

warning all persons interested in the

property to appear in this Court by the 26th day of March, 2024 and re-

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

after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

and clear of all encumbrances.

circulation in Prince

of sale has expired.

general

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 146383 (2-1,2-8,2-15)

#### 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, Alexan dria V4 22312 ware on Lanuary dria, 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-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 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.

NICOLE WILLIAMS JEFFREY JONES **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. 129401

146308 (1-18,1-25,2-1)

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

True Copy—Test: Mahasin El Amin, Clerk 146363 (2-1,2-8,2-15)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

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

by contacting the personal represen-

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

their objections with the Register of Wills on or before the 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

(1) Six months from the date of the

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

delivers to the creditor a copy of this

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

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

JAMILA JONES KENNEDY

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 131885

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

CERETA A. LEE

P.O. Box 1729

146306

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

other delivery of the notice.

tative or the attorney.

the following dates:

decedent's death; or

will.

July, 2024.

SHARON EILEEN STATEN

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

True Copy—Test: Mahasin El Amin, Clerk 146366 (2-1,2-8,2-15)

#### LEGALS

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

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 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 obtained 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	
146307	(1-18,1-25,2-1)	

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

True Copy—Test: Mahasin El Amin, Clerk 146362

#### LEGALS

10440 Little Patuxent Pkwy Suite 300 Columbia, MD 21044

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS

Notice is given that Kendra Felicia Campbell, whose address is 473 Boulder Run, Hiram, GA 30141, was on August 10, 2022 appointed Personal Representative of the estate of Tressa Ornetta Price, who died on December 18, 2020 without a will.

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

All persons having any objection to the appointment (or to the 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 dates:

decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this other delivery of the notice.

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

Personal Representative

Estate No. 123815 146299 (1-18, 1-25, 2-1)

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

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 died on July 29, 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 27th 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 the adving within

creditor presents the claims within two months from the mailing or

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable

thereafter. Claim forms may be ob-

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 130473

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

other delivery of the notice.

GENNIE NORMAN

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

146310

Personal Representative

April, 2024.

following dates:

decedent's death; or

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

True Copy—Test: Mahasin El Amin, Clerk (2-1,2-8,2-15)

Serving Prince George's County Since 1932

#### LEGALS

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN CATHERINE BALDUCCI

Notice is given that Joseph M Bal-ducci, whose address is 8219 Tree-brooke 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 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 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 146313 (1-18,1-25,2-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF **TRESSA ORNETTA PRICE** TO ALL PERSONS INTERESTED IN THE ESTATE OF CARLOS JAY NORMAN

Further information can be ob-

(1) Six months from the date of the

published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or

A claim not presented or filed on

KENDRA FELICIA CAMPBELL

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

410-740-5649

(2-1,2-8,2-15)

146364

JOHN SHIN ESQ.

True Copy—Test: Mahasin El Amin, Clerk

(2-1,2-8,2-15) 146365

Plaintiff

LEGALS

#### **LEGALS**

Plaintiff

#### ORDER OF PUBLICATION

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

vs.

BUU V HUYNH: LAN TRUONG: CCO MORTGAGE CORP., FKA AMERICAN HOME FUNDING, INC. MICHAEL M. MASSELLA, TRUSTEE: WILLIAM J. VOGT, TRUSTEE: PRINCE GEORGE'S COUNTY, MARYLAND

#### AND

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

4610 25TH AVE MOUNT RAINIER MD 20712

#### AND

Unknown Owner of the property 4610 25TH AVE described as follows: Property Tax ID 17-1917517 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-24-000304

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:

7,033 SQ FT & IMPS NORTH WOODRIDGE LOT 11 BLK A Assmt \$394.467 Lib and Fl 9066/738 and assessed to BUU V HUYNH and LAN TRUONG, also known as 4610 25TH AVE, MOUNT RAINIER MD 20712, Tax Account No. 17-1917517.

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

of sale has expired. It is thereupon this 22nd 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 in Prince general George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above

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

Plaintiff vs. JASON ECKLES; EMPLOYEE'S MARYLAND

CREDIT UNION OF BALITMORE, INC.; LEICHTER, DANIEL ESO. TRUSTEE; PRINCE GEORGE'S COUNTY, MARYLAND

#### AND

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

4826 67TH AVE HYATTSVILLE MD 20784

AND

Unknown Owner of the property 4826 67TH AVE described as follows: Property Tax ID 02-0163063 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-24-000305

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:

7,914 SQ FT & IMPS DEFENSE HEIGHTS LOT 3 BLK R Assmt \$233,067 Lib and Fl 38333/224 and assessed to JASON ECKLES, also known as 4826 67TH AVE, HY-ATTSVILLE MD 20784, Tax Account No. 02-0163063

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

It is thereupon this 22nd 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 in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and LEGALS

Plaintiff

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

BUTLER:

vs.

#### PRINCE GEORGE'S COUNTY, MARYLAND

#### AND

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

5109 UPSHUR ST BLADENSBURG MD 20710

vs.

HOMES, INC;

MARYLAND

AND

GREATER NEW BEGINNING

PRINCE GEORGE'S COUNTY,

AND

Unknown Owner of the property 5109 UPSHUR ST described as follows: Property Tax ID 02-0121939 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-24-000308

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:

4000 SQ FT & IMPS DECATUR HEIGHTS- A BLK 13 Assmt \$198,267 Lib and Fl 47868/66 and assessed to GREATER NEW BE-GINNING HOMES, INC, also known as 5109 UPSHUR ST, BLADENSBURG MD 20710, Tax Account No. 02-0121939.

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

It is thereupon this 22nd 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 in Prince general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

146371

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

#### Plaintiff THE ESTATE OF JANET HAZEL

#### ANGELA V PEARMON; PRINCE GEORGE'S COUNTY, MARYLAND

vs.

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

#### 4914 WOODFORD LN UPPER MARLBORO MD 20772

#### AND

AND

Unknown Owner of the property 4914 WOODFORD LN described as follows: Property Tax ID 15-1770031 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.

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

Defendants

#### CASE NO .: C-16-CV-24-000306

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:

12.680 SO FT & IMPS NORTH ROB-LEE ACRES LOT 19 BLK B Assmt \$309,900 Lib and Fl 36691/372 and assessed to ANGELA V PEAR-MON, also known as 4914 WOOD FORD LN, UPPER MARLBORO MD 20772, Tax Account No. 15-1770031

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

of sale has expired. It is thereupon this 22nd 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 in Prince George's County once a week for three (3) successive weeks on or be fore the 16th day of February, 2024 warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

#### **ORDER OF PUBLICATION**

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

vs.

#### Plaintiff

ESTATE OF EVELYN M. GRIFFITH; PRINCE GEORGE'S COUNTY, MARYLAND

#### AND

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

5108 WILKINS DR

#### AND

Unknown Owner of the property 5108 WILKINS DR described as follows: Property Tax ID 06-0500819 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-24-000307

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:

10,800 SQ FT & IMPS WALTER HEIGHTS LOT 9 BLK 9 Assmt \$236,533 Lib and Fl 3003/230 and assessed to EVELYN M. GRIFFITH and OSCAR L GRIFFITH, also known as 5108 WILKINS DR, , Tax Account No. 06-0500819.

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

It is thereupon this 22nd 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 in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

The Complaint states, among other things, that the amounts nec-essary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 22nd 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 in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

The Prince George's Post

**Proudly Serving Prince George's County** 

*Since* 1932

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as: 6703 SUNSET TER LANHAM MD 20706 AND

Unknown Owner of the property 6703 SUNSET TER described as follows: Property Tax ID 20-2181071 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.

The object of this proceeding is to 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

21,780 SQ FT & IMPS 087 MAP 043

GRID D2 PAR Assmt \$265,167 Lib and Fl 3617/397 and assessed to

IAMES M. BUTLER and JANET

HAZEL BUTLER, also known as

6703 SUNSET TER, LANHAM MD

20706, Tax Account No. 20-2181071

PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000314 secure the foreclosure of all rights of

Plaintiff in this proceeding:

IN THE CIRCUIT COURT OF MARYLAND FOR

Defendants

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 146367 (2-1,2-8,2-15)

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

146368 (2-1,2-8,2-15)



#### **LEGALS**

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **EVA CLACK SMITH**

Notice is given that Dayna Smith, whose address is 6593 Skylemar Trail, Centreville, VA 20120, was on January 11, 2024 appointed Personal Representative of the estate of Eva Clack Smith who died on September 23, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th 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.

#### DAYNA SMITH Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131943 146395 (2-1,2-8,2-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARMELA MURLI

Notice is given that Maria Isaja, whose address is 1932 Old Post Road, Crofton, MD 21114, was on January 22, 2024 appointed Personal Representative of the estate of Carmela Murli who died on March 6, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd 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.

MARIA ISAJA Personal Representative

1

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729	C R P L		
UPPER MARLBORO, MD 20773-1729			
Estate No. 131795			
146396 (2-1,2-8,2-15)	14		

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

#### IN THE ESTATE OF MARGARIDA GERALDO

aldo, whose address is 802 Swan Creek Road, Fort Washington, MD 20744, was on January 23, 2024 ap-pointed Personal Representative of the estate of Margarida Geraldo who died on January 28, 2023 with a will.

Further information can be obtative or the attorney.

July, 2024.

following dates:

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

delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the

Personal Representative

Cereta A. Lee	
REGISTER OF WII	lls For
PRINCE GEORGE'	s County
P.O. Box 1729	
UPPER MARLBOR	o, MD 20773-1729
	Estate No. 130544
146397	(2-1,2-8,2-15)

True Copy—Test: Mahasin El Amin, Clerk 146372 (2-1,2-8,2-15)

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 146369 (2-1,2-8,2-15)

True Copy—Test: Mahasin El Amin, Clerk 146370 (2-1, 2-8, 2-15)

#### THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729

Upper Marlboro, Maryland 20773 In The Estate Of:

FATIMA PORTER-EL Estate No.: 129197

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

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

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

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

146387 (2-1,2-8)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

#### In The Estate Of: FATIMA PORTER-EL

Estate No.: 129197

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Kennya Porter-El for judicial probate for the appointment of a personal represen-tative.

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

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250 146388 (2-1,2-8)

LEGALS

(2-1, 2-8, 2-15)

Notice is given that Manuel Ger-

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd 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

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

MANUEL GERALDO

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHELE RENEE ANDERSON

Notice is given that Charmaine Jackson, whose address is 3824 Re-gency Parkway #T-2, Suitland, MD 20746, was on January 18, 2024 appointed Personal Representative of the estate of Michele Renee Ander-son, who died on December 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 18th 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 mail or otherwise deliver 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.

CHARMAINE JACKSON Personal Representative

146399

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

Estate No. 131818 (2-1, 2-8, 2-15)

#### LEGALS NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF ZARLINE ELIZABETH RILEY

Notice is given that Theodore Riley, whose address is 2608 Lorring Drive, District Heights, MD 20747, was on September 27, 2023 ap-pointed Personal Representative of the estate of Zarline Elizabeth Riley, who died on September 18, 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 27th day of March 2024 March, 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 mail or otherwise deliver 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.

#### THEODORE RILEY Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729

Estate No. 130795

(2-1,2-8,2-15)

CERETA A. LEE

P.O. Box 1729

146400

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**

**12235 FLETCHERTOWN ROAD BOWIE, MD 20720** 

By authority contained in a Deed of Trust dated October 21, 2016 and recorded in Liber 38964, Folio 72, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$253,357.00, and an interest rate of 3.750%, 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 20722 (front of Main St. on the Cir-MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emer-gency, sale shall occur at time previously scheduled, on next day that court sits], on

#### FEBRUARY 20, 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 \$22,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the pur-chase 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

146358

(2-1,2-8,2-15)

1G1JC6SH9C4112089

#### 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-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 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 \$45,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the pur-chase 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 other-wise 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 posses of the property.

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

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

> > Tidewater Auctions, LLC (410) 825-2900

www.tidewaterauctions.com

146270

Your Newspaper of Legal Record

<u>146374</u>

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

(2-1,2-8,2-15)

#### LEGALS

Plaintiff

#### ORDER OF PUBLICATION

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

Plaintiff vs.

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 Paymone Authority of Paime Context's Context. Revenue Authority of Prince George's County.

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Au-

thority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

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 auction or salvage facility. of sale/salvage at public

thority of Prince George's County for violation of County Ordinance pro-hibiting unauthorized parking within the County of Prince George's The owner(s) of said vehicle(s) have the right to reclaim the vehicle within

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Au-

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.

#### 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**

**3124 LAUREL AVENUE** CHEVERLY, MD 20785

By authority contained in a Deed of Trust dated April 6, 2016 and recorded in Liber 38113, Folio 643, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,000.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Cir-wit Correct for Direct Courts of 4.272 Data Card cuit 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 emer-gency, sale shall occur at time previously scheduled, on next day that court sits], on

#### FEBRUARY 20, 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 \$25,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the pur-chase 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

> > > MARIE BUTLER OAK GROVE HOMEOWNERS AS-SOCIATION, INC. PRINCE GEORGE'S COUNTY, MARYLAND

AND

You must reclaim these vehicles by: 2/8/2024.

2012 CHEVROLET SCION

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

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

	8913 OLD LANDOV	CRANE SERVI ARDMORE RE 'ER, MD 207850 -773-7670	)
P	GRAND		1I4GR48K26C294438

2006 JEEP	GRAND CHEROKEE		1J4GR48K26C294438
2004 JAGUAR 2000 NISSAN	XJ8 MURANO		2FTZF1722WCA12543 JN8AZ08W36W549155

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

2001 DODGE	DURANGO			1B4HS28N61F533751
2007 BMW	SERIES 7	GA	TFC7323	WBAHN83567DT68984
2000 HONDA	ACCORD			1HGCGC656YA130340

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

2005	PONTIAC	GRAND PRIX	MD	7EX9320	2G2WP522151200953
2019	FORD	FIESTA	VA	DFF4785	3FADP4EJ4KM138720
2013	CHRYSLER	200	MD	4EZ4749	1C3CCBBB9DN546839

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

2009	VOLKSWAG	SEN TOUAREG	MD	4DB1825	WVGBE77L99D009199
1996	DODGE	RAM2500	MD	41H581	3B7KF23W4TM170673
2009	CARRY-	TRAILER	MD	21586TL	4YMCL10199V030906
	ON-TRAILE	ER			
2008	INFINITI	G37			JNKCV64E78M101482

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

2010	TOYOTA	TACOMA	MD	3DA1096	5TETX4CN3AZ720420
2011	FORD	F-150	MD	8FM0671	1FTEX1EM8BKD51006
2011	CHEVROLE	T TRAVERSE			1GNKRGED6BJ187588
2010	ACURA	TSX	VA	TTV6845	JH4CU2F6XAC042232
2003	HONDA	ACCORD			1HGCM55673A094261
2000	LINCOLN	NAVIGATOR	MD	71782HT	5LMPU28A7YLJ00675
2002	NISSAN	FRONTIER	MD	9K65231	1N6DD26S42C330295

146408

#### **Proudly Serving Prince George's County** *Since* 1932

You must reclaim these vehicles by: 2/15/2024

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

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

2000	BMW	325CI	DC	BD7437	WBABR3342YEG01262
1995	TOYOTA	CAMRY	DC	CP8148	JT2GK13E3S0092786
2009	TOYOTA	CAMRY	MD	6EP6239	4T1BE46K79U270581

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

FORD GMA	F-150 ADACIA		2FTZF1722WCA12543 1GKEV337X8J257100

#### 146409

19

20

LEGALS

#### PUBLIC NOTICE OF A RESPONSE ACTION PLAN AND PUBLIC INFORMATION MEETING HYDE FIELD RESIDENTIAL PROPERTY

The property located on portions of 10651 and 10625 Piscataway Road and 4401 Steed Road, Clinton, Maryland has been accepted into Maryland's Vol-untary Cleanup Program. A proposed Response Action Plan (RAP) has been submitted to the Maryland Department of the Environment (MDE) for ap-proval. Soil impacted by metals, TPH GRO, and TPH DRO was identified within limited portions of the site. Additionally, groundwater impacted by TPH GRO, TPH DRO, VOCs, and SVOCs was identified within limited por-tions of the site. The impacted media will be addressed primarily through excavation and engineering controls.

This RAP is based upon future use of the property for residential purposes.

Participant:	Hyde Field Acquisition LLC 5265 Westview Drive, Suite 210 Frederick, Maryland 21703
Contact:	Michael Bell (410) 859-4300
Eligible Property:	Hyde Field Residential Property Portions of 10651 and 10625 Piscataway Road and 4401 Steed Road Clinton, Maryland 20735
en-us/ Meetin	February 28, 2023 at 6:30pm Virtual Meeting Meeting Call in Phone Number 434-338-7174 Phone Conference ID: 235 041 505# ttps://www.microsoft.com/ microsoft-teams/join-a-meeting g ID: 239 066 661 899 de: SUuZVu

Any person wishing to request further information or make comments re-garding the proposed RAP must do so in writing. Comments or requests should be submitted to the attention of the Voluntary Cleanup Program proj-ect manager, Ronnie Anderson, at the Maryland Department of the Environ-ment, 1800 Washington Boulevard, Suite 625, Baltimore, MD 21230; telephone 410-537-3493.

All comments and requests must be received by the Department in writing no later than March 16, 2024.

146402

(2-1)

AND

MARYLAND

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

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC

JOHN P MITCHELL; PRINCE GEORGE'S COUNTY,

C/O KENNY LAW GROUP, LLC

vs.

#### 9115 3RD ST LANHAM MD 20706

AND

(2-1)

Unknown Owner of the property 9115 3RD ST described as follows: Property Tax ID 20-2252237 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-24-000310

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:

7,500 SQ FT & IMPS HYNESBORO PARK LOT 8 BLK 2 Assmt \$280,100 Lib and Fl 7382/450 and assessed to IOHN P MITCHELL, also known as 9115 3RD ST, LANHAM MD 20706, Tax Account No. 20-2252237.

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 of sale has expired.

It is thereupon this 29th day of January, 2024, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given by the incention of a court of this

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2024, warning all persons interested in the property to appear in this Court by the 2nd day of April, 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

(2-1,2-8)

True Copy—Test:		True
Mahasin Él Amin	, Clerk	Mah
146406	(2-1,2-8,2-15)	1464

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

#### 12410 RONALD BEALL RD UPPER MARLBORO MD 20774

#### AND

Unknown Owner of the property 12410 RONALD BEALL RD described as follows: Property Tax ID 03-0194894 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-24-000311

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:

10,348 SQ FT & IMPS VILLAGE OF OAK GRO LOT 41 BLK C Assmt \$331,200 Lib and Fl 32628/407 and assessed to MARIE BUTLER, also known as 12410 RONALD BEALL RD, UPPER MARLBORO MD 20774, Tax Account No. 03-0194894.

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 call bas expired.

of sale has expired. It is thereupon this 29th 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 in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2024, warning all persons interested in the property to appear in this Court by the 2nd day of April, 2024 and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk		
146407	(2-1,2-8,2-15)	

#### LEGALS

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF ISAAC COATES JR

Notice is given that Ayisha Slaughter, whose address is 4307 Green Leaf Place, Bowie, MD 20716, was on October 31, 2023 appointed Personal Representative of the estate of Isaac Coates Jr who died on August 5, 2023 with a will.

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

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

Any person having a claim against the decedent must present the claim to the undersigned personal 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

AYISHA SLAUGHTER Personal Representative

CERETA A. LEE	
REGISTER OF WILLS FOI	ર
PRINCE GEORGE'S COUN	VTY
P.O. Box 1729	
UPPER MARLBORO, MD	20773-1729
Esta	te No. 131201
146347	(1-25,2-1,2-8)

#### **LEGALS**

#### **ORDER OF PUBLICATION**

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

Plaintiff

vs.

ESTATE OF DOROTHY P. GUR-GANIOUS JAMES H GURGANIOUS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SENIOR OFFICIAL OF FIELD OF-FICE, TRUSTEE: PRINCE GEORGE'S COUNTY, MARYLAND

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 he 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 WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 131439
146304 (1-18,1-25,2-1)

**LEGALS** 

TO ALL PERSONS INTERESTED

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 with-

Further information can be ob-

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

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

their objections with the Register of Wills on or before the 29th day of

Any person having a claim against

the decedent must present the claim

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

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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

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

creditor presents the claims within

two months from the mailing or

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

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

CERETA A. LEE

P.O. Box 1729

<u>146300</u>

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

LEONARDO W CROMARTIE

other delivery of the notice.

JOYCE BELL CROMARTIE

IN THE ESTATE OF

tative or the attorney.

the following dates:

decedent's death; or

out a will

May, 2024.

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY C WEST

Notice is given that Krystal West, whose address is 7610 Serenade Cir-cle, 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 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.

KRYSTAL WEST Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131583

146301 (1-18,1-25,2-1)

#### 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 heir 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 may 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

Estate No. 131843

146302

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

#### LEGALS

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

#### ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC

C/O KENNY LAW GROUP, LLC Plaintiff

APRYLE L CHENAULT; FOREST RUN HOMEOWNER ASSOC PRINCE GEORGE'S COUNTY, MARYLAND

vs.

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 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

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

TO ALL PERSONS INTERESTED

JOHN LLOYD ANDRICK JR

IN THE ESTATE OF

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.

MACK STRICKLER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131025 (1-18,1-25,2-1) 146312

> Plaintiff vs.

ESTATE OF MARTHA M. CARTY; YASMIN CARTY, PERSONAL REP. PRINCE GEORGE'S COUNTY, MARYLAND

**ORDER OF PUBLICATION** 

MUNICIPAL INVESTMENTS, LLC

C/O KENNY LAW GROUP, LLC

AND

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

LEGALS

## **ORDER OF PUBLICATION**

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

Plaintiff VS.

MARIAMA SALL; NVR MORTGAGE FINANCE, INC. JAMES M. SACK, TRUSTEE MORTGAGE ELECTRONIC FORMATION SYSTEMS, INC PRINCE GEORGE'S COUNTY, MARYLAND

**ORDER OF PUBLICATION** 

Estate No. 131440

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

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

#### vs.

DARRELL COLLINS; EVETTE COLLINS TOWNHOUSE ROLLINSDALE HOMEOWNERS ASSOCIATION. INC PRINCE GEORGE'S COUNTY, MARYLAND

AND

**LEGALS** 

MUNICIPAL INVESTMENTS, LLC

vs.

C/O KENNY LAW GROUP, LLC Plaintiff

ROSEMARIE DAVIS: LAKISHA EARLY **CONTINA EARLY** PRINCE GEORGE'S COUNTY, MARYLAND

AND

ORDER OF PUBLICATION

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

#### 6426 WHITE OAK AVE TEMPLE HILLS MD 20748

#### AND

AND

Unknown Owner of the property 6426 WHITE OAK AVE described as follows: Property Tax ID 06-0418558 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-24-000315

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:

10,000 SQ FT & IMPS GLEN OAKS LOT 8 BLK C Assmt \$267,267 Lib and Fl 5822/415 and assessed to DOROTHY P. GURGANIOUS and IAMES H GURGANIOUS, also known as 6426 WHITE OAK AVE, TEMPLE HILLS MD 20748, Tax Account No. 06-0418558.

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

It is thereupon this 22nd 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 in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:	
Mahasin Él Amin	, Clerk
146373	(2-1,2-8,2-15)

9012 ARMSTRONG LN UPPER MARLBORO MD 20772

#### AND

Unknown Owner of the property 9012 ARMSTRONG LN described as follows: Property Tax ID 06-5661673 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.

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000219

Defendants

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 Marvland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

PLAT 7 2,160 SQ FT & IMPS CABIN BRANCH VILLA LOT 19 BLK I Assmt \$436,033 Lib and Fl 46842/536 and assessed to MARIAMA SALL and, also known as 9012 ARMSTRONG LN, UPPER MARLBORO MD 20772, Tax Account No. 06-5661673.

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

It is thereupon this 23rd 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 in Prince George's County once a week for three (3) successive weeks on or be-fore the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and rethe 26th day of March, 2024 and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

	M	AHASIN EL AMIN	
Clerk of the Circuit Court for			
Prince George's County, Maryland			
m	0	- · ·	

True Copy—Test: Mahasin El Amin	, Clerk
146376	(2-1,2-8,2-15)

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

5503 ROLLINS LN CAPITOL HEIGHTS MD 20743

#### AND

Unknown Owner of the property 5503 ROLLINS LN described as follows: Property Tax ID 18-2005320 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.

#### MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000222

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

essary for redemption have not been paid although more than six (6) months and a day from the date

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or there-

#### MAHASIN EL AMIN

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

True Copy—Test: Mahasin El Amin, Clerk		
146379	(2-1,2-8,2-15)	

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

#### 104 CANYON PL CAPITOL HEIGHTS, MD 20743

#### AND

Unknown Owner of the property 104 CANYON PL described as follows: Property Tax ID 18-2079283 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-24-000216

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

6,892 SQ FT & IMPS PEPPER MILL VILLAG LOT 24 BLK H Assmt \$282,600 Lib and Fl 12782/405 and assessed to ROSEMARIE DAVIS and LAKISHA EARLY, also known as 104 CANYON PL, CAPITOL HEIGHTS MD 20743, Tax Account No. 18-2079283.

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

It is thereupon this 23rd day of January, 2024, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given by the incertient of a court of this

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th 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

True Copy—Test:		
Mahasin Él Amin, Clerk		
146377	(2-1,2-8,2-15)	

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

#### 6833 RED MAPLE CT DISTRICT HEIGHTS MD 20747

#### AND

AND

Unknown Owner of the property 6833 RED MAPLE CT described as follows: Property Tax ID 06-0541102 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.

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000221

Defendants

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

PLAT 2 2250 SQ FT & IMPS FOR-EST RUN LOT 142 Assmt 227,400 Lib and Fl 8267/279 and assessed to APRYLE L CHENAULT, also known as 6833 RED MAPLE CT, DISTRICT HEIGHTS MD 20747, Tax Account No.06-0541102.

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

It is thereupon this 23rd 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 in Prince George's County once a week for three (3) successive weeks on or be fore the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:	
Mahasin Él Amin,	Clerk
146378	(2-1,2-8,2-15)

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

#### 5411 SARGENT RD HYATTSVILLE MD 20782

AND

Unknown Owner of the property 5411 SARGENT RD described as follows: Property Tax ID 17-1933431 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-24-000223

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:

5100 SQ FT & IMPS CHILLUM KNOLLS LOT 13 BLK A Assmt \$317,733 Lib and Fl 37711/220 and assessed to MARTHA M. CARTY. also known as 5411 SARGENT RD, HYATTSVILLE MD 20782, Tax Account No. 17-1933431.

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

It is thereupon this 23rd day of January, 2024, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given by the insection of a court of this

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th 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

True Copy-Test: Mahasin Él Amin, Clerk 146380 (2-1,2-8,2-15)

## Defendants

## IN THE CIRCUIT COURT OF

Plaintiff in this proceeding:

1500 SQ FT & IMPS ROLLINSDALE LOT 18 Assmt \$193,733 Lib and Fl 0/0 and assessed to DARRELL COLLINS and EVETTE COLLINS. also known as 5503 ROLLINS LN. CAPITOL HEIGHTS MD 20743, Tax Account No.18-2005320.

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

of sale has expired.

It is thereupon this 23rd day of January, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

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.

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 Marlboro, 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 Irust. 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 sur-vive 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, 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 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 that the sale should not have occurred, or the sale is not rathfied 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-sume the risk of loss for the property immediately after the sale. (Matter # 23-600027) 23-600027)

#### LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded

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

146359

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**

#### **805 GLACIER AVENUE**

#### **CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Christine E Mcgilvery and Shelvia L Mcgilvery, dated September 7, 2005, and recorded in Liber 22960 at folio 342 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

#### **FEBRUARY 20, 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 \$33,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, 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 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 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-sume the risk of loss for the property immediately after the sale. (Matter # 2013-35670) 2013-35670)

#### LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded

in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(2-1,2-8,2-15)

146328

#### LEGALS

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

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

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

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

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

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

YEAR	MAKE	MODEL	<u>VIN</u>
2005	Nissan	Maxima	1N4BA41E55C846644
2006	Toyota	Rav4	JTMZD32V565004269
2017	Honda	Accord	1HGCR2F36HA264251
2023	Kia	EV6	KNDC34LA0P5606086
2016	Toyota	Scion	JTNKARJE2GJ520978
2004	Pontiac	Grand Prix	2G2WP542441250547
2003	Nissan	Murano	JN8AZ08W83W233973
2014	Nissan	Maxima	1N4AA5AP3EC912580
2006	Infiniti	G35	JNKCV54E46M710813
2010	Mazda	6	1YVHZ8CH7A5M42524
2008	Buick	Lacross	2G4WC582381259467
2013	Chevy	Cruze	1G1PA5SG6D7241084
2005	Jeep	Liberty	1J8GL58K85W666061
2002	Honda	Accord	1HGCG66882A122595
2006	Mitsubishi	Eclipse	4A3AK34TX6E039207
2011	Dodge	Nitro	1B3CB3HA8BD106439
	8		

#### 146401

#### LEGALS

(2-1)

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**

#### 13107 RIPON PLACE UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated September 12, 2005 and recorded in Liber 25410, Folio 755, modified by Loan Modification Agreement recorded on July 13, 2011, at Liber No. 32821, Folio 122, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$257,400.00, and an interest rate of 3.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to in-clement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

#### FEBRUARY 13, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical posse of the property.

LEGALS

LEGALS

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

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

#### 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 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 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 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 foredecure including caritary and (or metropoliten district charges to be 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 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 are unable to convey insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the 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 assume the risk of loss for the property immediately after the sale. (Matter # <u>19-602360</u>)

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

301-490-3361

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

## THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

#### 5734 MIDDLETON LANE TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Lawrence Z Garrison, dated June 21, 2006, and recorded in Liber 28928 at folio 475 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-land 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 13, 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 \$15,000.00 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 sail documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will Terms of Sale: A deposit in the form of cashier's or certified check, or in provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The pur-chaser 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 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-sume the risk of loss for the property immediately after the sale. (Matter # 22-601431)

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

(1-25,2-1,2-8)

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to go be 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

> > > (1-25,2-1,2-8)

WANTED: Your Ad Here! Advertise in The Prince George's Post! Call 301-627-0900 Today!

146272



301-627-6260 Have a Wonderful and Safe Weekend

#### SPEED CAMERA

#### SPEED ENFORCEMENT SAFETY PROGRAM

## Speed Enforcement Safety Program for the Town of Cheverly, Maryland

The Cheverly Police Department is working to modify and improve driving habits in Cheverly to ensure compliance with existing speed limits. Educating the public about speed enforcement is vital to any successful traffic safety program. Speed cameras are one of the measures being used by the Cheverly Police Department to improve motor vehicle and pedestrian safety.

#### Use of Speed Cameras in Cheverly:

Locations of camera(s):

In school zones - Monday - Friday 6 a.m. - 8 p.m. (Regardless of when school is in session)

• 2800 Cheverly Ave. (Eastbound and Westbound)

\*This is an existing location and citations are issue for violations

On highways in residential district permit zones - Sunday - Saturday 24 hours per day

- MD 202-Landover Rd from Cheverly Ave to Kilmer Street, approximately 115" east of Cheverly Ave on Landover Rd (Éastbound).
- MD 202-Landover Rd 8' from curb approximately 100' east of Old Landover Rd 9(Westbound)

\*The block ranges for the stated locations are approximations for the enforcement zones.

\*\*This is a new camera location. The required fifteen-day (15) warning period for Automated Speed Enforcement (ASE) on Landover Road ASE locations shall commence on Monday, January 22, 2024.

\*\*\*Citations for captured violations shall be issued commencing February 19, 2024.

Cameras triggered for vehicles exceeding the posted speed limit by 12 or more miles per hour.

Civil Citations, carrying a fine of \$40.00

Citations will be mailed to the owner of the vehicle.

#### **Program Description:**

The Town of Cheverly Speed Enforcement Safety Program is operated by the Cheverly Police Department. It is a safety program focused on changing and improving driver behavior in school and residential permit zones through an inclusive effort involving education, engineering, and enforce-

The Cheverly Speed Enforcement Safety Program uses automated speed enforcement to enhance the safety of motorists, pedestrians, bicyclists, and chil-dren in the school and residential permit zones within the incorporated limits of the Town of Cheverly, Maryland.

#### The guiding principles are to:

- · Clearly identify and communicate speed related safety issues to the public.
- Make speed enforcement sites visible to road users through signage and media outlets
- · Deploy automated speed enforcement in school zones where they are needed.
- Promote a fair program by deploying automated speed enforcement only after careful consideration and studies.
- Ascertain the effectiveness of the speed safety program through continuous evaluations

#### How the Program Works:

Automated Speed Enforcement (ASE) systems are located in the selected school and residential zones that must be within the incorporated limits of the Town of Cheverly, Maryland with a maximum posted speed limit of 35 per hour. The speed enforcement system may be moved to different locations within designated school zones as the need arises.

#### LEGALS

#### NOTICE OF INITIATION AND JOINT PUBLIC HEARING

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

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

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

A Minor Amendment to the 1989 Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt and Vicinity Area and Proposed Sectional Map Amendment (CR-001-2024)

PUBLIC HEARING DATE/TIME: Tuesday, March 19, 2024, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative Building

1st Floor Council Hearing Room 1301 McCormick Drive, Largo, Maryland 20774

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

PURPOSE OF PUBLIC HEARING: To give interested persons the

opportunity to attend and provide public comment, either in support or opposition, concerning the proposed minor amendment to the 1989 Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbeltand Vicinity and its concurrent proposed Sectional Map Amendment (SMA).

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

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

On January 16, 2024, the Prince George's County Council, sitting as the District Council, approved Council Resolution CR-001-2024, directing The Maryland-National Capital Park and Planning Commission to prepare a minor master plan amendment and concurrent sectional map amendment (SMA) for the Langley Park-College Park-Greenbelt and Vicinity Planning Area. To view the Council Resolution (CR-001-2024) initiating the master plan amendment and sectional map amendment, please visit the Legislative Branch website, <u>https://princegeorgescountymd.legistar.com/Legisla-</u> tion.aspx

#### LEGALS

The Prince George's County Zoning Ordinance states that the "order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

(1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD."

In accordance with the provisions of the State Public Ethics Law, above, failure to file an affidavit before the close of business on Tuesday, February 20, 2024, may delay or prohibit consideration of your testimony by the District Council.

Affidavit and ex parte disclosure forms for Prince George's County are available for download on the Maryland State Ethics Commission website at:

For individuals: http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf

For entities: http://ethics.maryland.gov/wp-content/uploads/ filebase / local-gov/local-gov-forms/PGNO2.pdf

For agents: <u>http://ethics.maryland.gov/wp-content/uploads/</u> filebase/local-gov/local-gov-forms/PGNO3.pdf

*Ex parte* disclosure: <u>https://ethics.maryland.gov/wp-content/uploads/</u> filebase/local-gov/local-gov-forms/PGNO4.pdf

For more information on the affidavits and ex parte disclosure form, please see the Special Ethics Law Memo here:

https://ethics.maryland.gov/wp-content/uploads/filebase/localgov/local-gov-forms/PG-County-Zoning.pdf.

The Rules of Procedure for the Prince George's County District Council will be utilized during the joint public hearing and can be found at: <u>https://pgccouncil.us/DocumentCenter/View/3890/District-Council-Rules-of-Proce-</u> <u>dure</u>.

These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

#### Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the State Ethics Commission, 410-260-7770.

For additional information, contact the Langley Park-College Park-Greenbelt and Vicinity Planning Team M-NCPPC, Prince George's County Planning Department, Community Planning Division

1616 McCormick Drive Largo, MD 20774

LCG@ppd.mncppc.org 301-952-3972

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

Donna J. Brown Clerk of the County Council

> THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION By: Asuntha Chiang-Smith Executive Director

ATTEST: Gavin Cohen Secretary-Treasurer

146405

ATTEST:

(2-1, 2-8)

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to replace an existing 19-foot public lighting structure with a new public lighting structure and associated wire-

LEGALS

HOW TO PARTICIPATE:

i ne speed entorcement systems are comprised of a speed mea vice, camera, and a computer. Speed measuring devices identify motorists that travel 12 MPH or more over the posted speed limit.

The cameras capture the license plate images of violations, and the onboard computer records all the data associated with the violation. When the violation occurs, the automated speed equipment will record the date, the time, and the speed of the vehicle.

The citation which includes images of the violator's vehicle citing the above information is then mailed to the registered owner of the vehicle. Once the violator receives the citation, payment or request to stand trial can be mailed to the Town of Cheverly Police Department at PO Box 17012, Baltimore MD 21297-1012. To pay online, please use the link below. Make sure to have your Citation Number and Pin Number. Your pin number is the password printed on the citation. Payments are not accepted at the Cheverly Park Police Department. Questions about a citation may be addressed at the Altumint Call Center at 1(866) 979-4824.

Online citation payment made be made through the link below

#### www.onlinecitationpayment.com

	-1,2-8)
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## THIS COULD BE YOUR AD!

Call 301-627-0900

#### **LEGALS**

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

In The Estate Of: ADRIENNE LARISSA GARDNER

Estate No.: 130429

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Claude L. Johnson, Jr. for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 12, 2024 at 10:30 A.M.

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

146393

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

ROGER CARY MOORE

Estate No.: 129831

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Barry Ray Moore for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 13, 2024 at 10:30 A.M.

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

	REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY	(
	CERETA A. LEE P.O. Box 1729	
73-1729	UPPER MARLBORO, MD 20 PHONE: (301) 952-3250	)773-1729
(2-1,2-8)	146392	(2-1,2-8)

VIEW PROPOSED PLAN AND SMA: The proposed staff draft of the minor plan amendment (CR-001-2024) of the 1989 Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity (Master Plan) and its concurrent and proposed sectional map amendment can be viewed online at https://pgplan.org/LCG, or a physical copy is available for review on site at no cost at the following locations:

- 1. College Park City Hall, 7401 Baltimore Ave, College Park, MD 20740
- 2. College Park Community Center, 5051 Pierce Ave, College Park,
- MD 20740
- 3. M-NCPPC Planning Information Services, Largo Headquarters, Lower Level, 1616 McCormick Drive, Largo, MD 20774

The original boundaries of the 1989 Master Plan were the Beltsville Agriculture Research Center and the Capital Beltway on the north, Cipriano Road and the Baltimore-Washington Parkway on the east, East-West Highway and Good Luck Road on the south, and the Prince George's and Montgomery County line and the City of Takoma Park on the west. The properties included in this minor plan amendment and SMA are limited to an area north of Berwyn Road, east of 49th Avenue, south of Roanoke Place and Ruatan Street, and west of 5012 Berwyn Road (Tax Account 2287605); and include the commercially zoned properties within the designated boundary (Tax Accounts 2347466, 2385946, 2318996, 2311975, 2326247, 2349751, 2377224, 2299774, 2286847, 2383461, 2395440, and 2349736).

#### IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.

IMPORTANT NOTICE: Within thirty (30) days after the initiation resolution has been adopted, any person may request that specific zones (except those prohibited in Section 27-3503(a)(4), Prohibited Rezonings Via Sectional Map Amendments) be considered for specific lands during the sectional map amendment process. If you choose to submit a request, it must be done on the rezoning request form available for download from the project website (https://pgplan.org/LCG) or available at the Planning Information Services at the Prince George's County Planning Department in Largo, MD. Each request shall be accompanied by a statement describing how the proposed zoning change complies with the General Plan, the applicable Årea Master Plan or Sector Plan, or any adopted County staging policy or economic development program. These forms must be emailed or post-marked no later than 11:59 pm on Thursday, February 15, 2024.

ADDITIONAL INFORMATION: If you intend to provide testimony at the Joint Public Hearing and / or file a statement in the official record, and your intent is to request or support an intensification of zoning, please read carefully the affidavit requirements explained in this notice

ETHICS AFFIDAVIT AND EX PARTE COMMUNICATIONS: The Proposed Sectional Map Amendment involves potential zoning intensification for the properties within the SMA boundaries. If you intend to provide oral testimony at the joint public hearing or submit a written statement on the record regarding the plan or SMA, and your intent is to request or support an intensification of zoning, you must complete and return an affidavit in accordance with the State Public Ethics law for Prince George's County. The completed affidavit must be received by the Clerk of the Council prior to the close of business on Tuesday, February 20, 2024. Additionally, any communication on the matter with a member of the County Council or the County Executive must be disclosed via an ex parte disclosure form. The form must be filed within five (5) working days after the communication was made or received.

Required affidavits should be submitted to the Clerk of the County Council in electronic format only via the Council's eComment portal, rather than by U.S. mail.

less communications antennas with an overall height of 25 feet at the approx. vicinity of 500 Waterfront Street near 611 River Mist Drive, Oxon Hill, Prince George's County, MD 20745 [38.77952, -77.00976]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, McKayla Grasham, m.grasham@trileaf.com, 8600 LaSalle Road, Suite 301, Towson, MD 21286, 410-853-7128.

(2-1)146404

#### 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**

#### **12809 MARCIA PLACE** CLINTON, MD 20735

By authority contained in a Deed of Trust dated June 10, 2020 and recorded in Liber 43763, Folio 266, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

#### FEBRUARY 13, 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 \$25,000.00 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 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

(1-25,2-1,2-8)

#### 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**

#### 9815 DOUBLETREE LANE SPRINGDALE, MD 20774

By authority contained in a Deed of Trust dated June 24, 2003 and recorded in Liber 17731, Folio 206, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,000.00, and an interest rate of 5.500%, 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, UD 20722 (South Charles 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 13, 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 \$18,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If 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 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 with out interaction. without interest.

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

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

<u>146354</u>

#### LEGALS

above estate:

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

In The Estate Of: MARCUS FITZGERALD Estate No.: 128979

#### NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a pe-

#### LEGALS

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, formerly known as Nia Francis, whose address is 8005 Grammercy Blvd, Apt 519, Derwood, MD 20855, was on January 4, 2024 appointed Per-sonal Representative of the estate of Alice Kerns Darby AKA Alice K Darby who died on September 12, 2022 with a will 2023 with a will.

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

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

NIA EVANS, FORMERLY KNOWN AS NIA FRANCIS Personal Representative

UPPER MARLBORO, MD 20773-1729

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

YAMBAR MOORE	Plaintiff
VS.	
SARAH MOORE	

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

Case No. CAD16-31811

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF WARDELL SEWELL

Notice is given that Catherine Tay-lor, whose address is PO Box 504, Port Norris, NJ 08349, was on January 11, 2024 appointed Personal Representative of the estate of Wardell Sewell who died on December 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 11th 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 difference the net full and the second 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.

CATHERINE TAYLOR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 131904
146346 (1-25,2-1,2-8)

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 appointed Personal Representative of the estate of Doris G Manegault, who died on November 15, 2023 without a will.

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

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

#### 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 representative or the attorney.

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

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

<u>146303</u>

Estate No. 131187

(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 Virginia 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 representative or the attorney.

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

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF VALERIE WRIGHT

Notice is given that Flossie Simpson whose address is 4202 19th Av-enue, Temple Hills, MD 20748, was on December 26, 2023 appointed Personal Representative of the es-tate of Valerie Wright, who died on August 30, 2023 without a will.

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

All persons having any objection to the appointment (or to the 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 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.

FLOSSIE SIMPSON Personal Representative

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

Estate No. 131124

146343	(1-25,2-1,2-8)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN ROBERT FOSTER

Notice is given that Deborah K. Allinson whose address is 17547 General Lee Drive, Sharpsburg, MD 21782, was on January 8, 2024 appointed Personal Representative of the estate of John Robert Foster, who died on April 25, 2023 without a will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th 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:

Estate No. 130910

**ORDER OF PUBLICATION** 

P.O. Box 1729 Upper Marlboro, Maryland 20773

LARRY B. BRANDON NOTICE OF JUDICIAL PROBATE

Defendant To all Persons Interested in the

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

tition has been filed by Melvin Fitzgerald for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 27, 2024 at** 10:30 A.M.

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

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

146389

(2-1,2-8)

(2-1,2-8) <u>146391</u>

## THE

PRINCE

## **GEORGE'S**

## POST

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tition has been filed by Melva Smith, Jeffrey Grimes, Sandra Grimes for judicial probate for the appointment of a personal represen-tative.

(1-25,2-1,2-8)

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 5, 2024 at 10:30 A.M.

You are hereby notified that a pe-

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

In The Estate Of:

Estate No.: 129055

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

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REGISTER OF WILLS FOR	a
PRINCE GEORGE'S COUNTY	1 h
Cereta A. Lee	v
P.O. Box 1729	а
UPPER MARLBORO, MD 20773-1729	
Phone: (301) 952-3250	n

ORDERED, on this 12th day of January, 2024, by the Circuit Court for Prince George's County, Maryland;

Defendant, SARAH That 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 address, 6001 LIVINGSTON ROAD, OXON HILL, MARYLAND 20745, a copy of the signed Order of Publication, 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 Él Amin, Clerk 146316 (1-18,1-25,2-1)

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

In The Estate Of: PRISCILLA MATUTE AKA PRISCILLA ENRIQUEZ MATUTE

#### Estate No.: 130178

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Eligio Enriquez for judicial probate for the appointment of a personal represen-tative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 27, 2024 at** 10:30 A.M.

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

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

146390

(2-1,2-8)

146319

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; 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.

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)

#### NOTICE

146305

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

Estate of Sean C. Brown Defendant

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

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

ORDERED, this 11th day of January, 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)146320

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; 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.

#### 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) 146311

#### NOTICE

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

Estate of Joseph A Giovannoni and Sherry L Giovannoni

Defendants IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

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

ORDERED, this 11th day of January, 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 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 \$324,000.00.

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)

(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.

DEBORAH K. ALLINSON Personal Representative

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

Estate No. 131171

146348 (1-25, 2-1, 2-8)

#### NOTICE

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

vs.

Elizabeth Chungong aka Elizabeth Chungong Katta

Defendant

#### 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 Él Amin, Clerk

146318

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

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