ORDER OF PUBLICATION 16, described as follows: NAR Solutions, Inc. c/o Steven Harding

PO Box 31700 Omaha, NE 68131

Sarpong LLC Office of the Comptroller of the Currency Unknown Successor Trustee to Allan Lang Marvin R Lang Unknown Successor Trustee to TJ Noffsinger, Jr. Defendants

### 5502 KAREN ELAINE DR **APT 926** NEW CARROLLTON, MD 20784

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

### and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

5502 KAREN ELAINE DR APT 926, NEW CARROLLTON, MD 20784, District 20, described as follows:

### **UNIT 926**

and assessed to SARPONG LLC.

### In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005471

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

5502 KAREN ELAINE DR APT 926, NEW CARROLLTON, MD 20784 in Prince George's County, Maryland, described as:

Unit 926 in Frenchman's Creek Condominium as defined and set forth in Declaration of Condominium dated April 30, 1982, recorded May 12, 1982 in Liber 5530, folio 570 and delineated on Plat of Condominium Subdivision recorded in Condominium Plat Book NLP 113, at Condominium Plats 35 thru 41, together with its undivided percentage interest in the common elements appurtenant thereto. All as amended by First Amendment to Declaration of Frenchman's Creek Condominium recorded July 21, 1982, in Liber 5556, folio 782 and Expansion Plat recorded in Plat Book NLP 114 at Plats 1-5, inclusive; and by Second Amendment to Declaration of Frenchman's Creek Condominium recorded August 23, 1982 in Liber 5570, folio 167, in Plat Book NLP 114 at Plats 22 thru 26, inclusive, among the Land Records of Prince George's County, Maryland.

# HYATTSVILLE, MD 20781, District

### **UNIT 605** and assessed to FERRERA MARKO. Plaintiff,

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

Case No: C-16-CV-24-005472

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

4410 OGLETHORPE ST APT 605, HYATTSVILLE, MD 20781 in Prince George's County, Maryland, described as:

Condominium Unit numbered 605 of a plan of condominium entitled "THÊ OGLETHORPE, A CONDO-MINIUM", as established pursuant to the Declaration and By-Laws thereof, made by Oglethorpe House Associates, a Maryland Limited Partnership, dated October 15, 1981 and recorded in Liber 5478 at folio 220, among the Land Records of Prince George's County, Maryland pursuant to the Plat of "THE OGLETHORPE, CONDO-А MINIUM" recorded in Plat Book NLP 111 at plats 69-79, both inclusive, among the aforesaid Land Records including an undivided interest in the common elements appurtenant to said unit as defined in the said Declaration and By-Laws.

and assessed to FERRERA MARKO

### (the "Property").

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 18th day of November, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 in the Plaintiff title to the Property free and clear of all encumbrances

### MAHASIN EL AMIN

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

True Copy-Test: Mahasin Él Amin, Clerk 148485 (11-21,11-28,12-5)

### **ORDER OF PUBLICATION**

Plaintiff.

Defendants

NAR Solutions, Inc.

### LEGALS

and

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 18th day of November, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk <u>148486</u> (11-21,11-28,12-5)

### **ORDER OF PUBLICATION**

NAR Solutions, Inc. c/o Steven Harding	
PO Box 31700	
Omaha, NE 68131	
	Plaintiff,
V.	

Patricia Galenski Frederick F Galenski, Jr. Defendants

LONGFELLOW ST, 4801 **RIVERDALE, MD 20737** 

### and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

### and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

LONGFELLOW 4801 ST. RIVERDALE, MD 20737, District 19, described as follows:

### LOT 4, IN BLOCK 72

and assessed to GALENSKI PATI-CIA A ETAL.

### In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005479

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

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

582 WILSON BRIDGE DR # 6783B-2, OXON HILL, MD 20745, District 12, described as follows:

CONDOMINIUM BLDG 21 UNIT 6783

and assessed to KNIGHT TER-ENCE.

### In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005498

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

582 WILSON BRIDGE DR # 6783B-2, OXON HILL, MD 20745 in Prince George's County, Maryland, described as:

Unit Numbered and lettered 6783-B-2 in Building Numbered 27 in a horizontal property regime known as "WILSON BRIDĞE CONDO-MINIUM", as shown on a plat recorded in plat book W.W.W. 82 at folios 12 et seq., among the land records of Prince George's County, Maryland, together with the facilities and other appurtenances to said with, which unit and appurtenances have been more specifically defined in the master deed dated November 7, 1972, recorded among said land records in liber 4156 at folio 711, and including that fee in an undivided interest in the common elements of said regime appurtenant to said unit as such interest may be lawfully revised or amended from time to time pursuant to said master deed.

### and assessed to KNIGHT TERENCE

### (the "Property").

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 18th day of November, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, and redeem the Property 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 title to the Property free and

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD

**ORDER OF PUBLICATION** 

(11-21,11-28,12-5)

Plaintiff,

Defendants

clear of all encumbrances

True Copy—Test: Mahasin El Amin, Clerk

NAR Solutions, Inc.

c/o Steven Harding

Mekonnen Legesse Getahun

ADELPHI, MD 20783

and

and

1822 METZEROTT RD APT 205,

Prince George's County, Maryland

(for Maryland Annotated Code 14-

Any and all persons having or

claiming to have any interest in the

property and premises situate, lying

and being in the County of Prince

George's described on the Tax Rolls

of Prince George's County Collector

of State and County Taxes for said

1822 METZEROTT RD APT 205,

ADELPHI, MD 20783, District 17,

and assessed to GETAHUN

In the Circuit Court for

Prince George's County, Maryland

Case No: C-16-CV-24-005499

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

erty sold by the Collector of Taxes

for Prince George's County and the

State of Maryland to the Plaintiff in

1822 METZEROTT RD APT 205,

ADELPHI, MD 20783 in Prince

George's County, Maryland, de-

County known as:

described as follows:

BLDG 15 UNIT 205

MEKONNEN LEGESSE.

1836(b)(1)(v) purposes only)

Omaha, NE 68131

PO Box 31700

148488

### LEGALS

assessed to GETAHUN and MEKONNEN LEGESSE

### (the "Property").

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 18th day of November, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148489 (11-21,11-28,12-5)

### **ORDER OF PUBLICATION**

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

George P Harding Ramona Harding Prince George's County, Maryland Defendants

3311 TOLEDO TER STE C203, HY-ATTSVILLE, MD 20782

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

### and

and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

### 3311 TOLEDO TER STE C203, HY-ATTSVILLE, MD 20782, District 17, described as follows:

Suite C-203

3,294.0000 Sq.Ft. & Imps. Prince George's Pl Assmt \$257,933 Lib 06462 Fl 764

Unit C 203

and assessed to HARDING

of January, 2025, 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 in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 148490 (11-21,11-28,12-5)

### **ORDER OF PUBLICATION**

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff.

Iohn Dudlev Barbara Dudley Defendants

### 3341 HUNTLEY SQUARE DR APT **B2, TEMPLE HILLS, MD 20748**

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

### and

Plaintiff,

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

3341 HUNTLEY SQUARE DR APT B2, TEMPLE HILLS, MD 20748, District 12, described as follows:

### Unit 3341-B-2

and assessed to DUDLEY JOHN.

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

### Case No: C-16-CV-24-005503

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

3341 HUNTLEY SQUARE DR APT B2, TEMPLE HILLS, MD 20748 in Prince George's County, Maryland, described as:

Unit Numbered and Lettered 3341-

B-2 in the subdivision known as

"HUNTLEY SQUARE CONDO-

MINIUM" a condominium regime

established pursuant to the Hori-

zontal Property Act of the State of

Maryland and per Plats recorded

among the land records of Prince

### and assessed to SARPONG LLC

### (the "Property").

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

It is thereupon this 18th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148484

### **ORDER OF PUBLICATION**

Plaintiff,

Defendants

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

v.

Marko Ferrera

### 4410 OGLETHORPE ST APT 605 HYATTSVILLE, MD 20781

### and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

### and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

4410 OGLETHORPE ST APT 605,

c/o Steven Harding PO Box 31700 Omaha, NE 68131

Haoyan Guo Truist Bank Bank of America

6100 WESTCHESTER PARK DR #TR8-1, COLLEGE PARK, MD 20740

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

6100 WESTCHESTER PARK DR #TR8-1, COLLEGE PARK, MD 20740, District 21, described as follows:

### Tier 8 Unit 1208

### and assessed to GUO HAYOAN.

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

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

6100 WESTCHESTER PARK DR #TR8-1, COLLEGE PARK, MD 20740 in Prince George's County, Maryland, described as:

Unit Numbered 1208, Tier 8 in a Condominium known as "THE TOWERS IN WESTCHESTER PARK CONDOMINIUM, THE 6100 BUILDING", as established by a Condominium Declaration recorded in Liber 5274, at Folio 594, and as shown on the condominium plat recorded in Plat Book NLP 106 (erroneously sited in prior Deeds as Plat Book NLP 101) at plats 42 through 94, both inclusive, all among the Land Records of Prince George's County, Maryland.

and assessed to GUO HAYOAN

(the "Property").

LONGFELLOW 4801 ST. RIVERDALE, MD 20737 in Prince George's County, Maryland, described as:

Lot numbered Four (4), in Block numbered Seventy-Two (72), in the subdivision known as "SECTION THREE, RIVERDALE PARK", as per Plat thereof recorded in Plat Book J.W.B. 5, Folio 688, and rerecorded in Plat Book A at folio 41, among the Land Records of Prince George's County, Maryland.

and assessed to GALENSKI PATI-CIA A ETAL

### (the "Property").

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

It is thereupon this 18th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 in the Plaintiff title to the Property free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 148487 (11-21,11-28,12-5)

### ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700

First Virginia Mortgage Company The Trust Company of First Virginia nka TCV Trust & Wealth Manage-Unknown Successor Trustee(s) of Caldwell C Kendrick

Defendants

Plaintiff,

582 WILSON BRIDGE DR # 6783B-2, OXON HILL, MD 20745

BLDG 15 UNIT 205

scribed as:

this proceeding:

GEORGE P & RAMONA L

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

### Case No: C-16-CV-24-005501

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

3311 TOLEDO TER STE C203, HY-ATTSVILLE, MD 20782 in Prince George's County, Maryland, described as:

Unit Lettered and Numbered C-203, in Building Lettered "C", in the Subdivision known as "Prince George's Plaza Professional Park Condominium", as per plats thereof recorded in Plat Book NLP 126 at plats 72 thru 76, among the Land Records of Prince George's County, Maryland as established pursuant to the Condominium Declaration made by Prince George's Plaza Professional Park, Inc. dated April 24, 1986 and recorded in Liber 6318 at folio 171, among the Land Records of Prince George's County, Mary-land, as amended by Amendment to Declaration dated September 26, 1986 and recorded in Liber 6432 at folio 589, among the aforesaid Land Records.

Together with an undivided interest in the common elements and common expenses and common profits of the aforesaid Condominium Regime and all rights, privileges and powers reserved for the benefit of each and every Unit Owner under and pursuant to the Declaration and Amendment aforesaid and the By-laws of Prince George's Plaza Professional Park Condominium recorded among the aforesaid Land Records in Liber 6318 at folio 171, et. seq. and Liber 6432 at folio 589, et.seq. respectively.

and assessed to HARDING GEORGE P & RAMONA L

### (the "Property").

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

It is thereupon this 18th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day

George's County, Maryland in Plat Book WWW 86 at Plats 51 through 69, inclusive, and established pursuant to the Master Deed for Huntley Square Condominium dated October 1, 1973 and recorded among the said land records in Liber 4289 at Folio 202.

and assessed to DUDLEY JOHN

### (the "Property").

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

It is thereupon this 18th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) <u>148491</u>

Proudly Serving Prince George's County Since 1932

# Case No: C-16-CV-24-005478

Omaha, NE 68131 Terence Knight ment, Inc.

and

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Dominique J. Robinson and Carlisle A. Robinson Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004221

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 52,431.19. The property sold herein is One 336,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148466 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff Charlie R. Faison and

Anna B. Faison Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004219

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 3,914.62. The property sold herein is One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk <u>148467</u> (11-21, (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff JOHN GOLD and MAUREEN GOLD, H&W

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004215

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 43,104.50. The property sold herein is One 733,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148468 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

**LEGALS** 

V.

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

SAUNDRA ALTHERIA CARTER AND KRISTEN A BELL, TIC Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004216

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 48,085.01. The property sold herein is One 434,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148469 (11-21,11-28,12-5)

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

BERNARD CAROTHERS and IN-GRID CAROTHERS, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004213

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 35,310.31. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration" with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 148470 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Darryl Alan Benn and Dessa L.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004222

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 65,605.99. The property sold herein is One 846,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 148471 (11-21,11-28,12-5)

LEGALS



### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq.,	As-
signee,	Plaint
V.	

Patricia T Banks, Jr.

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004224

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 77,898.39. The property sold herein is One 510,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148472

### NOTI CE OF REPORT **OF SALE**

. Zickefoose, Esq., As- Plaintiff	Daniel C. Zickefoose, Esq., As- signee, V.	Daniel signee, v.
Г. Banks and Samuel S. : Defendant(s)	Linda J. Johnson and Elmer L. Johnson Defendant(s)	Caroly Sr.
Defendant(s)	Defendantis	)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004226

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 19,259.03. The property sold herein is One 315,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 001-723-727, 801-806, 001-723-727, 801-806, 001-723-727, 801-806, 001-723-727, 801-806, 001-723-727, 801-806, 001-723-727, 801-806, 001-723-727, 801-806, 001-723-727, 801-800, 001-723-727, 801-800, 001-723-727, 801-806, 001-723-723-723, 723-723-723, 723-723, 723-723, 723-723, 723-723, 723-723, 723-723, 723-723, 723-723, 723-723, 723-723, 723-723, 723-723-723, 723-7 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148473 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Paniel C. Zickefoose,	Esq., As-
ignee,	Plaintiff
Carolyn E. Clark and r.	Leroy Clark
1.	Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004227

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 71,297.57. The property sold herein is One 554,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148474 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plain v. Marian Giesecke and Jerry

Wilmoth Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004233

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 27,338.63. The property sold herein is One 454,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 001-721, 723-727, 801-806, 001-721, 723-727, 801-802, 001-720, 001-721, 723-727, 801-806, 001-720, 001-721, 723-727, 801-806, 001-721, 723-720, 801-802, 001-721, 723-720, 801-802, 001-720, 801-802, 001-720, 801-802, 001-720, 801-802, 001-720, 801-802, 001-720, 801-802, 001-720, 801-802, 801-802, 001-720, 801-802, 001-720, 801-802, 001-720, 801-802, 001-720, 801-802, 001-720, 801-802, 001-720, 801-802, 001-720, 801-802, 001-720, 801-802, 001-720, 801-802, 801-802, 801-802, 801-802, 800-802, 801-802 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin El Amin, Clerk 148475 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

tiff	Daniel C. Zickefoose signee, v.	e, Esq., As- Plaintiff
t(s)	Florida Morehead	Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004235

NOTICE is hereby given this 13th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 22,670.60. The property sold herein is One 405,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148476 (11-21,11-28,12-5)

### NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kyle Blackstone Jason Murphy John Ansell 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

Dennis Wallace 6805 Northgate Parkway Clinton, MD 20735 Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001724

Notice is hereby given this 13th day of November, 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 13th day of December, 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 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$314,000.00. The property sold herein is known as 6805 Northgate Parkway, Clinton, MD 20735.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148458



### NOTICE OF PUBLIC HEARING

### TOWN OF BLADENSBURG, MARYLAND (Tax Exempt Lands, Located Generally South of the Present Municipal Boundaries of the Town of Bladensburg)

NOTICE is hereby given by the Mayor and Council of the Town of Bladens-burg, Maryland that on October 24, 2024 Annexation Resolution No. 01-2025 (the "Resolution"), known as the 2024 Extension was introduced and read at a regular/special meeting of the Council of the Town of Bladensburg (the "Town Council") proposing and recommending that the boundaries of the Town of Bladensburg be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

CERTAIN TAX-EXEMPT REAL PROPERTY LOCATED GENER-ALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG, INCLUDING A SEGMENT OF THE RIGHT OF WAY OF KENILWORTH AVENUE (MD 201) AND ABUTTING LAND OWNED BY THE WASHINGTON SUBURBAN SANITARY COMMISSION (PARCEL 156) AND THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (PARCEL 155), AND A SEGMENT OF THE RIGHT OF WAY OF THE BALTIMORE-WASHINGTON PARKWAY (MD 295) GENER-ALLY FROM THE INTERSECTION OF MD. ROUTE 201 NORTH TO THE VICINITY OF MONROE STREET AND LAND OWNED BY PRINCE GEORGE'S COUNTY (PARCELS 117, 122, 126, AND 184, AND LOTS 101 THROUGH 144 AND LOTS 55 THROUGH 70, SAID LOTS HAVING 28 SEPARATE TAX IDENTIFICATION AC-COUNTS, SITUATED ALONG INWOOD STREET (UNDEVEL-OPED)), AND LAND OWNED BY THE REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY (PARCEL 28) SAID PARCEL REFERENCED AS THE BLADENSBURG OVERLOOK CONTAINING A TOTAL OF 113 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED IN THE ANNEXATION PLAN AND SAID RESOLUTION.

The Resolution was initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code. NOTICE is further hereby given by the Mayor and Council that it will hold a **PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

### Monday, December 9, 2024 at or about 7:00 o'clock P.M. at 4229 Edmonston Road, Bladensburg, MD 20710

and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexa-tion. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to the municipal tax on real property.

The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.

3. Certain municipal services will be available to the Annexation Prop-erty upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the "Maryland Code"), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about November 7, 2024

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Reso-lution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is tur-ther subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Gov-ernment Article, §4-409, et seq. of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the map entitled a "Map of the 2024 Extension of the Town of Bladensburg" dated October 2024 prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is referenced and attached to said Res olution, and a metes and bounds description of the lands which are the sub-ject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Bladensburg mu-nicipal building located at 4229 Edmonston Road, Bladensburg, MD 20710 during regular office hours. <u>Please consult all items or exhibits referenced</u> and/or incorporated herein for an accurate and more detailed description of the Annexation Property.

### LEGALS

amending the Charter of the City of Glenarden, Art. II "Corporate Limits," § 201 "Description; public filing of corporate limits," to clarify where a description of the corporate limits of the City of Glenarden will be maintained on file, by changing the "Dept. of Legislative Reference" to the "Dept. of Legislative Services," as it is not called, and clarifying that a copy shall also be maintained on file at the City Municipal Center with the Council Clerk (rather than "in the City Hall").

Unless a petition for a referendum on the proposed charter amendment meeting the requirements of Md. Code Ann., Local Gov't, § 4-304(d) is presented to the Council of the City of Glenarden on or before the 40th day after the Council adopted CR-03-205 (Nov. 30, 2024), the amendment shall take effect as a part of the municipal charter on the 50th day after the resolution is adopted, which is December 10, 2024.

Charter Amendment Resolution CR-03-2025 is posted and available for inspection by the public at the City of Glenarden, James R. Cousins, Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706-1522, during normal business hours, 8:30 a.m. to 5:00 p.m., Monday through Friday. A copy of CR-03-2025 may also be obtained from Veronica Boyd, Acting Council Clerk, who may be reached at (301)773-2100 or CouncilClerk@cityofglenarden.org.

### The City Council of Glenarden, Maryland Fair Summary of Charter Amendment Resolution No. CR-04-2025

This is to give notice that on October 21, 2024, the City Council of Glenarden, Maryland adopted Charter Amendment Resolution CR-04-2025, a Charter Amendment Resolution of the Council of the City of Glenarden, Md, amending the Charter of the City of Glenarden, Art. I "General Corporate Powers," § 101 "Enumeration," to:

- 1. Retitle Sec. 101 as "Incorporation; general powers" to better describe what is in the section.
- 2. Divide the section into two parts (A and B) and add to paragraph A: The inhabitants of the City of Glenarden within the corporate limits legally established from time to time are hereby constituted and continued as a body corporate by the name of "the City of Glenarden." And
- 3. Add at the end of subsection B: The City also shall have all of the powers specified for municipalities and all those powers necessarily implied therefor under the constitution and laws of the State of Md and the United States of America unless explicitly denied to it by the City Charter.

Unless a petition for a referendum on the proposed charter amendment meeting the requirements of Md. Code Ann., Local Gov't, § 4-304(d) is presented to the Council of the City of Glenarden on or before the 40th day after the Council adopted CR-04-205 (Nov. 30, 2024), the amendment shall take effect as a part of the municipal charter on the 50th day after the resolution is adopted, which is December 10, 2024.

Charter Amendment Resolution CR-04-2025 is posted and available for inspection by the public at the City of Glenarden, James R. Cousins, Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706-1522, during normal business hours, 8:30 a.m. to 5:00 p.m., Monday through Friday. A copy of CR-04-2025 may also be obtained from Veronica Boyd, Acting Council Clerk, who may be reached at (301)773-2100 or CouncilClerk@cityofglenarden.org.

### (10-31,11-7,11-14,11-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

# NOTICE TO UNKNOWN HEIRS

148282

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONALD COOKE SR

Notice is given that Donald Cooke Jr, whose address is 13100 Belle Meade Trace, Boree, MD 20720, was on October 24, 2024 appointed Per-sonal Representative of the estate of Donald Cooke Sr who died on June 26, 2024 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of

### IN THE ESTATE OF MARY ROBINSON

boro, MD 20774-8777, was on Octo-ber 21, 2024 appointed Personal Representative of the estate of Mary Robinson, who died on April 15, 2015 without a will.

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

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

of Wills with a copy to the under-

signed, on or before the earlier of the following dates:

(1) Six months from the date of the

(2) Two months after the personal

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

creditor presents the claims within two months from the mailing or

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.

JACQUELINE ROBINSON MA-

UPPER MARLBORO, MD 20773-1729

NOTICE

Estate No. 132743

(11-7,11-14,11-21)

GRUDER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

148330

PRINCE GEORGE'S COUNTY

other delivery of the notice.

decedent's death; or

### LEGALS

V.

Defendants

### **ORDER OF PUBLICATION**

Alexander Stewart Plaintiff Vs.

McDaniels Development Company, LLC

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-24-003127

Law Office of Debra G. Oliver Debra G. Oliver, Esq. 801 Wayne Ave., Suite #205 Silver Spring, MD 20910 Attorney for the Plaintiff

Parcel Identifier 12-3675287, And Any Unknown Owner of the Property 9907 Wenzel Lane, Fort Washington, Maryland 20744, 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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identifier 12-3675287 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.

Outlot C, 8,370.0000 Sq.Ft. Indian Queen South Blk D, 12th Election District of said County, Oxon Hill, Tax ID 12-3675287, known as 9907 Wenzel Lane, Fort Washington, Maryland 20744.

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

It is therefore on this 12th day of November, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by 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 14th day of January, 2025 and redeem the property with Parcel Identifier 12-3675287 and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title 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

148384 (11-21,11-28,12-5) NOTICE OF REPORT **OF SALE** 

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Charles W. Colbert and Brenda G. Colbert Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004370

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 76,054.89. The property sold One herein is 1,059,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ôwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148380

### LEGALS

# NOTICE OF REPORT

v.

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Jacqueline Robinson Magruder, whose address is 506 Ashaway Ln, Upper Marl-

Further information can be obtative or the attorney.

### By Authority of:

The Honorable Takisha D. James, Mayor, Town of Bladensburg, Maryland

148292

(11-7,11-14,11-21,11-28)

### The City Council of Glenarden, Maryland Fair Summary of Charter Amendment Resolution No. CR-01-2025

This is to give notice that on October 21, 2024, the City Council of Glenarden, Maryland adopted Charter Amendment Resolution CR-01-2025, a Charter Amendment Resolution of the Council of the City of Glenarden, Maryland, amending the Charter of the City of Glenarden, to provide for the more efficient operation of City government by establishing, commencing with the May 2025 City election, a seven member council, elected at large, from which the members shall select a mayor, and delineating the mayor, council, treasurer and city manager duties and responsibilities with this change by amending Article III "Organization of Council," Article IV "The Mayor, Article V "City Manager," Article VI, Section 603 "Code of Ethics," Article VIII "Finance," Article IX "Personnel," Article XI "City Property," Article XII "General Provisions," and Article XIII "Boards, Commissions and Advisory Committees, and repealing and re-enacting with amendments Article VII "Registration, nomination, and election procedures;" to update references to State law; and to make other amendments of a housekeeping nature for the purpose of clarifying provisions.

Unless a petition for a referendum on the proposed charter amendment meeting the requirements of Md. Code Ann., Local Gov't, § 4-304(d) is presented to the Council of the City of Glenarden on or before the 40th day after the Council adopted CR-01-205 (Nov. 30, 2024), the amendment shall take effect as a part of the municipal charter on the 50th day after the resolution is adopted, which is December 10, 2024.

Charter Amendment Resolution CR-01-2025 is posted and available for inspection by the public at the City of Glenarden, James R. Cousins, Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706-1522, during normal business hours, 8:30 a.m. to 5:00 p.m., Monday through Friday. A copy of CR-01-2025 may also be obtained from Veronica Boyd, Acting Council Clerk, who may be reached at (301)773-2100 or CouncilClerk@cityofglenarden.org.

### The City Council of Glenarden, Maryland Fair Summary of Charter Amendment Resolution No. CR-02-2025

This is to give notice that on October 21, 2024, the City Council of Glenarden, Maryland adopted Charter Amendment Resolution CR-02-2025, a Charter Amendment Resolution of the Council of the City of Glenarden, Maryland, amending the Charter of the City of Glenarden, Art. X "Public Ways and Sidewalks," § 1002 "Control of Public Ways," to provide that the City shall not have control of public ways in the City that are under the jurisdiction of Prince George's County, Maryland, just as it does not have control over those under the jurisdiction of Md State Highway Administration.

Unless a petition for a referendum on the proposed charter amendment meeting the requirements of Md. Code Ann., Local Gov't, § 4-304(d) is presented to the Council of the City of Glenarden on or before the 40th day after the Council adopted CR-02-205 (Nov. 30, 2024), the amendment shall take effect as a part of the municipal charter on the 50th day after the resolution is adopted, which is December 10, 2024.

Charter Amendment Resolution CR-02-2025 is posted and available for inspection by the public at the City of Glenarden, James R. Cousins, Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706-1522, during normal business hours, 8:30 a.m. to 5:00 p.m., Monday through Friday. A copy of CR-02-2025 may also be obtained from Veronica Boyd, Acting Council Clerk, who may be reached at (301)773-2100 or CouncilClerk@cityofglenarden.org.

### The City Council of Glenarden, Maryland Fair Summary of Charter Amendment Resolution No. CR-03-2025

This is to give notice that on October 21, 2024, the City Council of Glenarden, Maryland adopted Charter Amendment Resolution CR-03-2025, a Charter Amendment Resolution of the Council of the City of Glenarden, Maryland, April, 2025.

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.

DONALD COOKE JR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135134

148367 (11-14,11-21,11-28)

THIS COULD

BE YOUR AD!

Call

301-627-0900

for a quote.

JEREMY K. FISHMAN, et al. Substitute Trustees

vs.

STACEY ANN JEROME 6605 Clinglog Street Capitol Heights, MD 20743 Defendant

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

Civil Action No.

C-16-CV-24-002788

Notice is hereby given this 29th day of October, 2024, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6605 Clinglog Street, Capitol Heights, MD 20743, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and con-firmed unless cause to the contrary thereof be shown on or before the 29th day of November, 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 29th day of November, 2024, next. The Report of Sale states the amount of the sale to be Two Hundred Ten Thousand Dollars (\$210,000.00).

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Mahasin El Amin, Clerk 148332 (11-7,11-14,11-21)

# **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

David R. Dennis and Andrea R. Dennis Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004371

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 31,163.30. The property sold herein is One 280,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148381 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Ann A. Lainhoff and Thomas A. Lainhoff Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004372

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 72,994.44. The property sold herein is One 621,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148382 (11-21,11-28,12-5)

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

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

### 8223 DELLWOOD COURT LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Robel Tesfay Yohannes, dated March 30, 2007, and recorded in Liber 27636 at folio 272 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

### **NOVEMBER 26, 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 dis-cretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, 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 required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall as-sume the risk of loss for the property immediately after the sale. (Matter # <u>2011-10329</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 (11-7,11-14,11-21)

<u>148294</u>

LEGALS

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

# 8033 ALLOWAY LANE BELTSVILLE, MARYLAND 20705

By virtue of the power and authority contained in a Deed of Trust from Peggy Mae Castle, dated January 26, 2006, and recorded in Liber 24438 at folio 461 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

### **DECEMBER 3, 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 de-scribed 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 dis-cretion, for \$29,000.00 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 Substi-tute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>24-600316</u>)

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

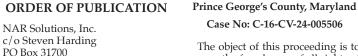
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

148340

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(11-14, 11-21, 11-28)



Plaintiff.

Defendants

Omaha, NE 68131

Dudley Enterprises REI, LLC

T3, SUITLAND, MD 20746

1836(b)(1)(v) purposes only)

3859 SAINT BARNABAS RD APT

Prince George's County, Maryland

(for Maryland Annotated Code 14-

Any and all persons having or

claiming to have any interest in the

property and premises situate, lying

and being in the County of Prince

George's described on the Tax Rolls

of Prince George's County Collector

of State and County Taxes for said

3859 SAINT BARNABAS RD APT

T3, SUITLAND, MD 20746, District

and assessed to DUDLEY ENTER-

In the Circuit Court for

Prince George's County, Maryland

Case No: C-16-CV-24-005504

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

erty sold by the Collector of Taxes

for Prince George's County and the

State of Maryland to the Plaintiff in

3859 SAINT BARNABAS RD APT

T3, SUITLAND, MD 20746 in Prince George's County, Maryland, de-

Condominium Unit numbered and

lettered 3859, T-3 in the subdivision known as "MARLOW TOWERS

CONDOMINIUM" as established

pursuant to a Condominium Master

Deed made by Marlow Madison

Condominium Limited Partnership,

a Limited Partnership, organized

and existing under the laws of the

State of Maryland, dated September

15, 1972 and recorded among the

Land Records of Prince George's

County, Maryland in Liber 4127 at

Folio 366, and pursuant to the Plat and Plans for Marlow Towers Con-

dominium, described in said Master

Deed, recorded among the Land

Records of said County and State, in

Condominium Plan Book 79 as Plats numbered 82 through 100, inclusive,

and Condominium Plan Book 81 as

Plats numbered 1 through 15 inclu-

County known as:

UNIT 3859 T 3

PRISES REI, LLC.

this proceeding:

scribed as:

06, described as follows:

v.

and

and

LEGALS

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

17406 CLAGETT LANDING RD, UPPER MARLBORO, MD 20774 in Prince George's County, Maryland, described as

1.0000 Acres. & Imps.

and assessed to SAUNDERS MARK H.

### (the "Property").

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 18th day of No-

vember, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy-Test: Mahasin Él Amin, Clerk 148493 (11-21,11-28,12-5)

### **ORDER OF PUBLICATION**

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131 Plaintiff,

Harding Living Trust dated 10-7-16 George P Harding Ramona Harding Unknown Successors in Trust, if any, of George P Harding and Ramona Harding Key Federal Savings Bank Federal Deposit Insurance Corporation on behalf of M&T Bank Prince George's County, Maryland Defendants

### 3311 TOLEDO TER STE C204, HY-ATTSVILLE, MD 20782

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

LEGALS McCabe, Weisberg & Conway, LLC

**LEGALS** 

and assessed to DUDLEY ENTER-PRISES REI, LLC.

and

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### **10706 WEEPING WILLOW LANE BELTSVILLE, MARYLAND 20705**

By virtue of the power and authority contained in a Deed of Trust from Sharon Yvette Herbert AKA Sharon Yvette McMillian, dated December 1, 2006, and recorded in Liber 26933 re-recorded 28243 at folio 526 re-recorded 157 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

### DECEMBER 3, 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 \$31,000.00 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 anound from date of sale to the date the fundase price at the face of 5/0 per anound 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 designed of any documents filed regarding the failure. principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, 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 borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall as-sume the risk of loss for the property immediately after the sale. (Matter # 23-600619)

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

# 8012 FORT FOOTE ROAD FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Estate of Angelina A. Gamboa aka Angelina Azares, dated December 20, 2006, and recorded in Liber 26711 at folio 663 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

### DECEMBER 3, 2024

### AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$14,000.00 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 8.5% 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 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, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall as-sume the risk of loss for the property immediately after the sale. (Matter # 24-600400)

### 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

(11-14,11-21,11-28)

(the "Property").

sive

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

It is thereupon this 18th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy-Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148492

### ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131		ATTSVILLE, MD 2 George's County, scribed as:
V.	Plaintiff,	Described on Exhibi
Mark H Saunders	Defendants	and assessed to H Trust (the "Property").
17406 CLAGETT LA UPPER MARLBORC		The Complaint other things, that th essary for redemptio paid.
		It is therewoon th

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

### and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

17406 CLAGETT LANDING RD, UPPER MARLBORO, MD 20774, District 07, described as follows:

### 1.0000 Acres. & Imps.

and assessed to SAUNDERS MARK H.

In the Circuit Court for

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

3311 TOLEDO TER STE C204, HY-ATTSVILLE, MD 20782, District 17, described as follows:

Suite C-204

2,269.0000 Sq.Ft. & Imps. Prince George's Pl Assmt \$177,667 Lib 38837 Fl 423 Unit C 204

and assessed to Harding Living Trust

### In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005507

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

3311 TOLEDO TER STE C204, HY-20782 in Prince Maryland, de-

oit "A"

Harding Living

states, among he amounts necon have not been

It is thereupon this 18th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 14th day of January, 2025, 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 in the Plaintiff title to the Property free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD True Copy-Test: Mahasin Él Amin, Clerk 148494 (11-21,11-28,12-5)

(11-14,11-21,11-28)

148341

148342

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF **BETHENIA PIERCE TAYLOR**

Notice is given that Andrea Peyton, whose address is 8707 Greenway Dr, Spotsylvania, VA 22551, was on October 22, 2024 appointed Personal Representative of the estate of Bethenia Pierce Taylor, who died on October 20, 2024 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 22nd day of April, 2025.

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.

### ANDREA PEYTON Personal Representative

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

	Estate No. 135194
148329	(11-7.11-14.11-21)

Joyce Ann Williams J Williams Law, LLC 7981 Eastern Ave #C4 Silver Spring, MD 20910 301-585-1970

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY LOUISE HOWIE BUDD

Notice is given that Marcia H. Pollard, whose address is 7610 Walker Mill Road, Capitol Heights, Maryland 20743, was on October 15, 2024 appointed Personal Representative of the estate of Mary Louise Howie Budd who died on July 1, 2024 with a will

Further information can be obtained by reviewing the estate file in

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

### MAE C DAMATO AKA: MAE CHRISTINA D'AMATO

Notice is given that Debbie Bergstrom, whose address is 9714 52nd Ave, College Park, MD 20740-1503, was on October 10, 2024 appointed Personal Representative of the estate of Mae C Damato who died on April 20, 2024 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 10th day of April, 2025.

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.

DEBBIE BERGSTROM Personal Representative

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

Estate No. 135087 148323 (11-7,11-14,11-21)

### LEGALS

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KAREN BATTLE SCOTT

Notice is given that Thomas J Kokolis, whose address is 110 N Washington Street, Suite 500, Rockville, MD 20850, was on October 21, 2024 appointed Personal Representative of the estate of Karen Battle Scott, who died on April 25, 2021 without a will.

### LEGALS

# NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ONEY F DICKENS** 

Notice is given that Kimberlyn Dickens, whose address is 5709 Cloverleaf Ave, Clinton, MD 20735, was on October 30, 2024 appointed Personal Representative of the estate of Oney F Dickens who died on August 29, 2024 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, 2025.

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

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

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

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

**KIMBERLYN DICKENS** Personal Representative

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

Estate No. 135286 148366 (11-14,11-21,11-28)

### LEGALS

ORDER OF PUBLICATION

### ASHLEY MARROQUIN

### ABNER MARROQUIN

vs.

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-24-005485 Other Reference Number(s): C-16-FM-23-007949

ORDERED, ON THIS 8th day of November, 2024, by the Circuit Court for Prince George's County

That the Defendant, ABNER SABINO MARROQUIN is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DI-VORCE AND CHILD CUSTODY

naming him/her as the defendant and seeking the Divorce on the Grounds of IRRECONCILABLE

DIFFERENCES and SIX MONTH SEPARATION and stating that the Defendant's last known address is:

8519 63rd Ave, Berwyn Heights, MD

ORDERED, that the Plaintiff may

serve process to the Defendant, ABNER SABINO MARROQUIN, in

accordance with Maryland Rule 2-

By posting notice in a newspaper or publication of general circulation published in Prince George's

County, Maryland for three consec-

utive weeks and provide proof of publication to the Court; and it is

**ORDERED**, said posting to be completed by the 8th day of December, 2024, and it is further;

**ORDERED**, THAT THE DEFENDANT, ABNER SABINO MARRO-QUIN, IS HEREBY WARNED

THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON

OR BEFORE THE 7th DAY OF JAN-

UARY, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD

HIM/HER BY DEFAULT.

True Copy—Test:

148377

Mahasin Él Amin, Clerk

20740, and therefore it is;

122(a)(2) as follows:

further;

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LILLIE T COLSTON AKA: LILLIE THOMAS COLSTON

Notice is given that Alva C Hines whose address is 1100 Burketon Rd, Hyattsville, MD 20783-3001, and Dermot Colston, whose address is 723 Carrington Pl, Capitol Heights, MD 20743-1858 were on October 18, 2024 appointed Co-Personal Representatives of the estate of Lillie T Colston who died on September 8, 2024 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 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 April, 2025.

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

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

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

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

ALVA C HINES DERMOT COLSTON **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. 135167

148324 (11-7,11-14,11-21)

### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPHINE DAVENPORT MATTHEWS

Notice is given that Tornain Matthews, whose address is 323 Cliffview Drive, Gahanna, OH 43230, was on July 1, 2024 ap-pointed Personal Representative of the estate of Josephine Davenport Matthews, who died on May 5, 2024 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.

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF TYROME MCCURTIS HOLLOMON SR

Notice is given that TYROME MC-CURTIS HOLLOMON JR, whose address is 1827 Ridge Creek Dr, Kernersville, NC 27284, was on October 11, 2024 appointed Personal Representative of the estate of TY-ROME MCCURTIS HOLLOMON SR who died on September 10, 2024 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 11th day of April, 2025.

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

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

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

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

TYROME MCCURTIS HOLLOMON JR Personal Representative

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

Estate No. 135113

148328 (11-7,11-14,11-21)

### **LEGALS**

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KELLEIGH JEVONN CLARK AKA: KELLEIGH J EPPS, KELLEIGH J EPPS-CLARK

Notice is given that Janelle M Ryan-Colbert, whose address is 3060 Mitchellville Rd, Suite 218, Bowie, MD 20716, was on July 30, 2024 appointed Personal Represen-tative of the estate of Kelleigh Jevonn Clark, who died on September 23, 2021 without a will.

### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NATHANIEL CLYDE COLSON

Notice is given that Jeffrey P Colson, whose address is 1112 Chillum Manor Rd, Hyattsville, MD 20783-3015, was on October 9, 2024 appointed Personal Representative of the estate of Nathaniel Clyde Col-son, who died on September 1, 2024 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 9th day of April, 2025.

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

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.

JEFFREY P COLSON Personal Representative

UPPER MARLBORO, MD 20773-1729

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

AKA: OLIVE MARTHA CHALOBAH OLIVE M CHALOBAH

Chalobah, whose address is 902 Na-dine Ct, Hyattsville, MD 20785-

4500, was on October 29, 2024 appointed Personal Representative of the estate of Olive M Palmer, who

died on July 27, 2024 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-

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 the following dates:

(1) Six months from the date of the

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

delivers to the creditor a copy of this

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

creditor presents the claims within two months from the mailing or

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.

other delivery of the notice.

Notice is given that Edward

IN THE ESTATE OF OLIVE M PALMER

tative or the attorney.

decedent's death; or

April, 2025.

Estate No. 134986

(11-7,11-14,11-21)

CERETA A. LEE

P.O. Box 1729

148326

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

other delivery of the notice.

the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of April, 2025.

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 Will with a compute the update 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 area or the deliver within 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.

MARCIA H. POLLARD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135120 148322 (11-7,11-14,11-21)

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

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

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

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

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

THOMAS J KOKOLIS, ESQUIRE Personal Representative

	Cereta A. Lee Register Of Will Prince George's P.O. Box 1729 Upper Marlbord	LOIC	
)		Estate No. 132000	
	<u>148331</u>	(11-7,11-14,11-21)	

### LEGAL NOTICE **CITY OF BOWIE, MD**

Charter Amendment Resolution CAR-1-24 Amending Sec. 2 "To Be Filed Certain Places," Sec. 18A. "Express Powers," Sec. 89 "Establishment, Taxes, Administration," and Sec. 98 "Charter Revision Procedures; Miscellaneous" of the City Charter to Amend Outdated References to State Law and to Departments of the State.

Introduced by the Council of the City of Bowie, Maryland on October 7, 2024, and passed by the Council of the City of Bowie, Maryland on November 4, 2024.

> Alfred D. Lott City Manager

148361	(11-14,11-21,11-28,12-5)	148362	(11-14,11-21,11-28,12-5)
	GAL NOTICE OF BOWIE, MD		
	n CAR-4-24 Amending Sec. 32 "Special Elec- otes; Declaring Results" of the City Charter v Board of Elections.		THIS COULD BE YOUR AD!
	the City of Bowie, Maryland on October 7, of the City of Bowie, Maryland on Novem-		Call 301-627-0900 for a quote.
	Alfred D. Lott City Manager		
148364	(11-14,11-21,11-28,12-5)		

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 1st day of January, 2025.

Any person having a claim against the decedent must present the claim to the undersigned per-sonal 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.

TORNAIN MATTHEWS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133960

Charter Amendment Resolution CAR-2-24 Amending Sec. 4 "Qualifications of Councilmembers," of the City Charter to Add That a Councilmember Cannot Have Been Convicted of or Plead Guilty, Nolo Contendere or Entered an Alford Plea, to a Misdemeanor Involving Assault, Battery or Moral Turpitude.

Introduced by the Council of the City of Bowie, Maryland on October 7, 2024, and passed by the Council of the City of Bowie, Maryland on Novem-

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

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

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

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

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

IANELLE M RYAN-COLBERT Personal Representative

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

148372

Estate No. 123731

(11-14,11-21,11-28)

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

In The Estate Of: CHARLES H. REDMOND AKA CHARLES HENRY REDMOND, JR.

### Estate No.: 122909

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Peggy Chapman 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 **January 6, 2025 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

148395

CERETA A. LEE

P.O. Box 1729

City Manager

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

EDWARD CHALOBAH

UPPER MARLBORO, MD 20773-1729 Estate No. 135162

148325 (11-7,11-14,11-21)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: YVONNE LETHA ADAMS

Estate No.: 131789

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

pointment of a personal representa-tive.

-11 be hold at 14735

or Further information may be ob-tained by reviewing the estate file in the Office of the Register of Wills.

UPPER MARLBORO, MD 20773-1729

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

A hearing will be held at 1473
Main Street, Room D4010, Uppe
Marlboro, MD on December 19
2024 at 10:30 A.M.
This hearing may be transferred of
postnoned to a subsequent time

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above	es	state:			
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on fr	ri	indicial i	probato for	the	212

(11-14,11-21,11-28) 148327 (11-7,11-14,11-21) LEGAL NOTICE CITY OF BOWIE, MD

ber 4, 2024.

Alfred D. Lott

### NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kyle Blackstone Jason Murphy John Ansell 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

E&A Nile Investments LLC

AND

Abdulrahman Mohamed, a/k/a Abdulrahman Issam Mohamed

AND

### E&A Nile Investments, LLC

5506 Shawnee Drive Oxon Hill, MD 20745 Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-003744

Notice is hereby given this 1st day of November, 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 2nd day of December, 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 2nd day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$377,100.00. The property sold herein is known as 5506 Shawnee Drive, Oxon Hill, MD 20745.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 148352 (11-7,11-14,11-21)

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

### NOEMI CABRERA BENITEZ

vs SANDY CASTILLO PAULINO and JOHN DOE

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-24-007279

ORDERED. ON THIS 8th day of November, 2024, by the Circuit Court for Prince George's County MD:

That the Defendants, Sandy Miguel Castillo Paulino and John Doe, are hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY and PETITION FOR APPROVAL OF FACTUAL FINDINGS TO PERMIT APPLICA-TION FOR SPECIAL IMMIGRANT JUVENILE STATUS PURSUANT TO MARYLAND ANNOTATED CODE FAMILY LAW ARTICLE § 1-201(b)(10) naming them as the defendants and stating that Defendant Paulino's last known address is: Distrito De Colon, Panama and Defendant Doe's last known address is: Unknown, and therefore it is;

### Iacob Deaven, Esquire Parker, Simon, & Kokolis, LLC 110 N. Washington Street, Suite 500 Rockville, MD 20850

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

301-656-5775

### TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES GOLDEN MCMICHAEL

Notice is given that Thomas J Kokolis Esq, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850-2230, was on October 21, 2024 appointed Personal Representative of the estate of James Golden McMichael, who died on October 1, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of April, 2025.

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 ob-tained from the Register of Wills.

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

Estate No. 132412

148368 (11-14,11-21,11-28)

### LEGALS

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICK LOUIS WEEKES

Notice is given that Andrea Weekes, whose address is 10162 Scotch Hill Dr, Upper Marlboro, MD 20774-1026, was on November

the office of the Register of Wills or

by contacting the personal represen-tative or the attorney.

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

within 30 days after the date of pub-

lication of this Notice. All persons having an objection to the probate of the will shall file their objections

with the Register of Wills within six

months after the date of publication

All persons having claims against

the decedent must serve their claims

on the undersigned personal repre-sentative or file them with the Reg-

ister of Wills with a copy to the

undersigned on or before the earlier of the following dates:

(1) Six months from the date of the

(2) Thirty days after the personal

representative mails or otherwise de-livers to the creditor a copy of this

published notice or other written no-

tice, notifying the creditor that the claims will be barred unless the cred-

itor presents the claim within thirty

days from the mailing or other deliv-

Any claim not served or filed

within that time, or any extension

provided by law, is unenforceable thereafter.

ANDREA WEEKES

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 135308

(11-21)

of this Notice.

decedent's death; or

ery of the notice.

CERETA A. LEE

P.O. Box 1729

148387

# LEGALS

v.

and

Iacob Deaven, Esquire

Rockville, MD 20850

301-656-5775

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Thomas J Kokolis, whose address is 110 N Washington Street, Suite 500, Rockville,

MD 20850-2230, was on October 21,

2024 appointed Personal Represen

tative of the estate of Bobby Joe Wil-son, who died on November 18,

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 21st 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

decedent's death, except if the dece-dent died before October 1, 1992,

IN THE ESTATE OF **BOBBY JOE WILSON** 

2022 without a will

tative or the attorney.

the following dates:

April, 2025.

**ORDER OF PUBLICATION** Parker, Simon, & Kokolis, LLC NAR Solutions, Inc. 110 N. Washington Street, Suite 500

c/o Steven Harding PO Box 31700 Omaha, NE 68131 Plaintiff,

William G Sylvester Chervl L Svlvester State of Maryland Defendants

### 14905 TARYN LEA CT, ACCOKEEK, MD 20607

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

14905 TARYN LEA CT, ACCO-KEEK, MD 20607, District 05, described as follows:

LOT 10 Plat Three Heron Creek

and assessed to SYLVESTER

WILLIAM G & CHERYL L. In the Circuit Court for Prince George's County, Maryland

Case No: C-16-CV-24-005258

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

14905 TARYN LEA CT, ACCO-KEEK, MD 20607 in Prince George's County, Maryland, described as:

Lot 10, as shown on a plat entitled "Plat Three Heron Creek" which Plat is recorded among the Land Records of Prince George's County in Blat Book REP 211, Page 45.

and assessed to SYLVESTER WILLIAM G & CHERYL L

(the "Property").

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

It is thereupon this 4th day of November, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 7th day of January, 2025, 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 in the Plaintiff title to the Property free and clear of all encumbrances.

### **LEGALS**

tal condominium regime entitled th Fairmont 10009 Condominium, as per plats thereof recorded in Plat Book Rep 212, at pages 44 through 47 recorded among the Land Records of Prince George's County, Maryland, together with an undivided 1.8300% percentage interest (Unit Owners Percentage Interest") in the limited and common elements as set forth in the Declaration of Condominium of the Fairmont 1009 Condominium recorded concurrently with the above plats on May 5, 2006, and any subsequent amendments which may be recorded from time to time.

Unit 203, of land unit 3, in a horizon-

and assessed to 1009 CHILLUM INC A DISTRICT OF

(the "Property").

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 4th day of November, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 7th day of January, 2025, 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 in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148349 (11-7,11-14,11-21)

### NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kyle Blackstone Jason Murphy John Ansell 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090

Substitute Trustees Plaintiffs Deirdre Bennett, Personal Repre-

v.

sentative for the Estate of Janet C. Nellums 1308 Sutler Terrace Oxon Hill, MD 20745 Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-003461

Notice is hereby given this 1st day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property menioned in these proc made nøs.

NOTICE Richard E. Solomon

Richard J. Rogers Michael McKeeferv Christianna Kersey Kyle Blackstone Jason Murphy John Ansell 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

Innocent K. Kumazah 6506 America Boulevard 211 Hyattsville, MD 20782 Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-002854

Notice is hereby given this 4th day of November, 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 4th day of December, 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 4th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$304,200.00. The property sold herein is known as 6506 America Boulevard 211, Hyattsville, MD 20782.

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

148351 (11-7,11-14,11-21)

### LEGALS

### NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kyle Blackstone Jason Murphy John Ansell 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

E&A Nile Investments, LLC

AND

v.

Abdulrahman Mohamed a/k/a Abdulrahman Issam Mohamed

1316 Edgewick Avenue Capitol Heights, MD 20743 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-003928

Notice is hereby given this 1st day

148369 (11-14,11-21,11-28)

# LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BARBARA PAMELA HUMES** 

Notice is given that Donald Humes, whose address is 10023

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

creditor presents the claims within two months from the mailing or other delivery of the notice.

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

Estate No. 132863

**ORDERED**, that the Plaintiff may serve process to the Defendants, Sandy Miguel Castillo Paulino and John Doe, in accordance with Mary-land Rule 2-121(b) and (c) as follows:

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

**ORDERED**, said posting to be completed by the 8th day of December, 2024, and it is further;

**ORDERED**, that the plaintiff shall mail, by international mail, to defendant PAULINO'S last known address, a copy of the summons and complaint, and it is further;

ORDERED, THAT THE DEFEN-DANTS, SANDY MIGUEL CASTILLO PAULINO and JOHN DOE, ARE HEREBY WARNED THAT FAILURE TO FILE AN AN SWER OR OTHER DEFENSE ON OR BEFORE THE 7th DAY OF JAN-UARY, 2025 , MAY RESULT IN THE CASE PROCEEDING AGAINST THEM BY DEFAULT.

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

True Copy-Test: Mahasin Él Amin, Clerk 148378 (11-14,11-21,11-28)

<u>148363</u>

LEGALS

### LEGAL NOTICE CITY OF BOWIE, MD

Charter Amendment Resolution CAR-3-24 Amending the Following Sections of the Charter of the City of Bowie: Sec. 6 "Meetings," Sec. 8 "Chairperson," Sec. 9 "Quorum," Sec. 39 "Powers and Duties," Sec. 44 "Adoption of Budget," Sec. 47 "Expenditures in Excess of Appropriations Forbidden," Sec. 73 "City's Powers With Respect to Sidewalks," Sec. 74 "Powers of the City,' and Sec. 83 "Right of Entry by City Employees" to Correct Typographical and Grammatical Errors.

Introduced by the Council of the City of Bowie, Maryland on October 7, 2024, and passed by the Council of the City of Bowie, Maryland on November 4, 2024.

Alfred D. Lott	
City Manager	

(11-14,11-21,11-28,12-5)

1, 2024 appointed personal repre-sentative of the small estate of Brunett Ave, Silver Spring, MD 20901, was on November 1, 2024 ap-pointed Personal Representative of Patrick Louis Weekes, who died on September 11, 2024 without a will. the estate of Barbara Pamela Humes, who died on September 26, Further information can be obtained by reviewing the estate file in

2024 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 1st day of May, 2025.

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

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

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

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

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

148370 (11-14,11-21,11-28)

THE PRINCE GEORGE'S POST WILL HAVE EARLY **DEADLINES FOR THE NOVEMBER 28, 2024 EDITION AND THE** DECEMBER 5TH, 2024 EDITION.

SEE PAGE A15 OR CALL 301-627-0900 FOR DETAILS

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

True Copy—Test: Mahasin Él Amin, Clerk

148350 (11-7,11-14,11-21)

### ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Plaintiff

Defendants

ATTSVILLE, MD 20782

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

1009 CHILLUM RD APT 203, HY-ATTSVILLE, MD 20782, District 17, described as follows:

### **UNIT 203**

and assessed to 1009 CHILLUM INC A DISTRICT OF.

In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005238

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

1009 CHILLUM RD APT 203, HY-ATTSVILLE, MD 20782 in Prince George's County, Maryland, described as:

and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of December, 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 2nd day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$266,000.00. The property sold herein is known as 1308 Sutler Terrace, Oxon Hill, MD 20745.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy-Test: Mahasin El Amin, Clerk 148354 (11-7,11-14,11-21)

### NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kyle Blackstone Jason Murphy John Ansell 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees Plaintiffs v.

Sonji L. Bradley a/k/a Sonji Lavern Bradley 7326 Donnell Place #D4 District Heights, MD 20747

### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-003545

Defendant

Notice is hereby given this 1st day of November, 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 2nd day of December, 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 2nd day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$112,631.71. The property sold herein is known as 7326 Donnell Place #D4, District Heights, MD 20747.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 148356 (11-7,11-14,11-21)

of November, 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 2nd day of December, 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 2nd day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$203,000.00. The property sold herein is known as 1316 Edgewick Avenue, Capitol Heights, MD 20743.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 148353 (11-7,11-14,11-21)

NOTICE

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

Corev I. Kane 6305 Hil Mar Drive Unit 9 Forestville, MD 20747 Defendant

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

Case No. C-16-CV-24-003999 Notice is hereby given this 1st day of November, 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 2nd day of December, 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 2nd day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$122,532.84. The property sold herein is known as 6305 Hil Mar Drive Unit 9, Forestville, MD 20747.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 148355 (11-7,11-14,11-21)

Estate No. 135304

Omaha, NE 68131

1009 Chillum Inc.

1009 CHILLUM RD APT 203, HY-

and

and

tained from the Register of Wills. DONALD HUMES Personal Representative

PRINCE GEORGE'S COUNTY GOVERNMENT

### **Board of License**

### Commissioners (Liquor Control Board)

### **REGULAR SESSION**

### December 4, 2024

- 1. t/a Aroma Ultra Lounge continued from the November 6, 2024, hearing.
- 2. t/a Hyattsville Wine and Spirits status hearing to comply with the Circuit Court order remanding case back to the BOLC
- 3. t/a D and S General Store, Magdy Ebeid, President/Secretary/Treasurer, Class D, Beer and Wine, SM Commerce, Inc., 3507 Enterprise Road, Mitchellville 20721. – Request for a Delivery Permit.
- 4. t/a Crestview Wine & Spirits, Kamaljit Kaur, Member-Manager, Class A, Beer, Wine and Liquor, Crestview Wine & Spirit, LLC,6707 Annapolis Road, Lan-dover Hills 20784. – Request for a Delivery Permit.
- 5. t/a Skyvibe Restaurant and Lounge, Adebayo Bello, Managing Member/Authorized Person, Class B(BLX), Beer, Wine and Liquor, 352-354 Main Street, Laurel, 20707. - Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
- 6. t/a Marylou's, Keyanna Coward-Morant, Member/Authorized Person, Class B(BLX), Beer, Wine and Liquor, 731 Cady Drive, Fort Washington, 20744. - Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
- 7. t/a Lewisdale Market, Pratham D. Patel, Member/Authorized Person, Class D(R), Beer, Lewisdale Market, LLC, 7701 23rd Avenue, Hyattsville, 20783. Request for a Conversion. Represented by Linda Carter, Esquire.
- 8. Zheng Hai Zheng, President/Secretary/Treasurer, t/a Not Just Crab, 3901 Branch Avenue, Suite 4225 A & B, Temple Hills, 20748, Class B(DD), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule 26 of the Rules and Regulations for Prince George's County. To wit: that on or about November 23, 2021, a new application for a Class B(DD) Beer, Wine and Liquor was filed, that on or about August 23, 2022, approval by the Board was granted to the issuance of the license; the license has not been placed in operation after 6 months following being granted approval. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince County and any other Jeorg

for Prince George's County. To wit: On Wednesday, October 8, 2024, at approximately 10:08 pm, Inspector Fanner-Johnson, arrived at the Calabar Kitchen and Lounge, located at 3524 Crain Highway, Bowie, Maryland 20716, to conduct a Routine Inspection. Upon entering the parking lot, Inspector Fanner-Johnson could hear music coming from Calabar Kitchen and Lounge. As she entered the establishment, Inspector Fanner-Johnson confirmed the music was indeed coming from inside Calabar. There was an employee, who was identified as Beto Tamu, the Manager, standing behind what appeared to be a DJ station. Inspection FarmerJohnson noted the establishment had no Special Entertainment Permit. Mr. Tamu was using the laptop to play music after 9:00 pm. Which is a di-rect violation of Rule and Regulation #37: ALTERATIONS AND ADDITIONS/CHANGE MODE OF OPERATION. Further, Inspector Fanner-Johnson ap-proached the bartender identified Michelle Blair. Inspector Farmer-Johnson requested to see a menu and inquired if she had taken an Alcohol Awareness Training and the bartender stated that she had before in a different state but had no current certification. Inspector Farmer-Johnson also asked Mr. Tamu if he had taken an Alcohol Awareness Training and he also stated he had no training. He mentioned that the owner did have a certification, but he was not present in the restaurant. Which is a direct violation of Rule and Regulation No. 83: ALCOHOL AWARENESS. The licensee had a previous violation in the past two years or violation of Rules and Regulations No. 1 Sale to Minor.

11. Mohammad Noor E. Alam Bhuiyan, President, t/a Super Food & Convenience, 5301 Sheriff Road, Fairmont Heights, 20743, DW(Off), Beer and Wine, is summonsed to show cause for an alleged violation of R.R No. 9 -Consumption or Sale During Prohibited Hours of the Rules and Regulations for Prince George's County. To wit: On Friday, October 25th, 2024, at approximately 12:15 am, Inspector Pascual and Inspector Farmer-Johnson conducted an After-Hours Inspection at Super Food & Convenience, located at 5301 Sheriff Road, Fairmont Heights, MD. 20743. Inspector Pascual entered the establishment to attempt to pur-chase an alcoholic beverage after the authorized hours based on the alcoholic beverage license. Once inside the establishment, the Inspector approached the cooler where the beer was kept and observed that it was locked. At this point, he signaled the employee to enquire if the beer was available for purchase. The employee opened the cooler and Inspector Pascual asked for a six-pack of Corona. The employee unlocked the cooler, took the six-pack behind the register, and gave it to the employee who was checking out customers. The second employee proceeded to check out and process the payment with the credit card provided by Inspector Pascual. With the receipt in hand, Inspector Pascual exited the establishment and provided the evi-Inspector dence to Farmer-Johnson who then entered the establishment to issue the violation for R.R. No. 9- CONSUMP-TION OR SALE DURING PROHIBITED HOURS.

# LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

### **OFFICIAL NOTICE**

In order to process a protest against the granting of the 2025 – 2026 License Renewal, a protest notice must be submitted to the Board of License Commissioners no later than March 1, 2025.

Pursuant to Section 26-1803 of the Alcoholic Beverage Article of the Annotated Code of Maryland, notice is hereby given that all alcoholic beverage licenses in Prince George's County will expire as follows:

Class A, Licenses expire on April 30th Class B, Licenses expire on May 31st Class C, Licenses expire on June 30th Class D, Licenses expire on June 30th

Protest of a renewal shall be filed on or before <u>March 1, 2025</u>, at the Board of License Commissioners, 9200 Basil Court, Suite 420, Largo, Maryland 20774.

Should you have any questions, please contact the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS (Liquor Control Board) ORETHA BRIDGWATERS-SIMMS,

CHAIR

ARMANDO CAMACHO, VICE CHAIR TAMMIE NORMAN, COMMISSIONER TAMMY SPARKMAN, COMMISSIONER DENNIS SMITH, COMMISSIONER

Attest: Terence Sheppard Director October 21, 2024

148477 (11-21,11-28)

### LEGALS

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF BERNARD C ROSENBERG

Notice is given that Nancy R Kay whose address is 12912 Dalyn Dr, Potomac, MD 20854, was on November 1, 2024 appointed personal representative of the small estate of Bernard C Rosenberg who died on October 5, 2024 with a will.

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

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

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

undersigned on or before the earlier

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

WILHELMINA JOHNSON Notice is given that Terassa Johnson, whose address is 4209 Lawrence St, Colmar Manor, MD 20722-1935, was on November 6, 2024 appointed Personal Representative of the estate of Wilhelmina Johnson, who died on October 14, 2024 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 6th day of May, 2025.

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 ob-tained from the Register of Wills.

TERASSA JOHNSON Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729
Estate No. 135339

(11-21,11-28,12-5)

14

<u>148398</u>

### SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

### NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICK LOUIS WEEKES

Notice is given that Andrea Weekes, whose address is 10162 Scotch Hill Dr, Upper Marlboro, MD 20774-1026, was on November 1, 2024 appointed personal repre-Patrick Louis Weekes, who died on September 11, 2024 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.

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.

All persons having claims against

the decedent must serve their claims

on the undersigned personal repre-

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

(1) Six months from the date of the

(2) Thirty days after the personal

representative mails or otherwise de-

livers to the creditor a copy of this published notice or other written no-

tice, notifying the creditor that the claims will be barred unless the cred-

itor presents the claim within thirty

days from the mailing or other deliv-

Any claim not served or filed

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

ANDREA WEEKES

of the following dates:

decedent's death; or

ery of the notice.

thereafter.

of this Notice.

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

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Allison R Winstead, whose address is 3304 25th Place, Temple Hills, MD 20748, was on November 8, 2024 appointed Personal Representative of the es-tate of ANITA MCCALLAN WIN-STEAD, who died on June 22, 2024 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-

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 May, 2025.

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

(2) Two months after the personal epresentative 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

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

CERETA A. LEE

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Dora Wood-

land, whose address is 4306 Fairway

View Terrace, Upper Marlboro, MD 20772-3436, was on November 12,

2024 appointed personal represen-tative of the small estate of Kevin L Woodland, who died on October 18,

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-

IN THE ESTATE OF **KEVIN L WOODLAND** 

2024 without a will.

tative or the attorney.

	Estate No. 134761		Estate No. 135025
48399	(11-21,11-28,12-5)	148371	(11-14,11-21,11-28)

### LEGALS

MARYLAND P.O. Box 1729

In The Estate Of:

Estate No.: 131800

# JUDICIAL PROBATE

above estate: You are hereby notified that a pe-

tition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 All persons having any objection to the appointment shall file their Main Street, Room D4010, Upper Marlboro, MD on **January 6, 2025 at** 0.30 A 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.

**LEGALS** 

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Deborah Jean

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 4th 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.

DEBORAH JEAN MARTIN

UPPER MARLBORO, MD 20773-1729

Personal Representative

CERETA A. LEE

P.O. Box 1729

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

other delivery of the notice.

April, 2025

the following dates:

decedent's death; or

IN THE ESTATE OF DENISE MARIE HILTON

# NOTICE TO UNKNOWN HEIRS

# ANITA MCCALLAN WINSTEAD

Martin, whose address is 41 Robshire Manor Rd, Huntingtown, MD 20639-9420, was on October 4, 2024 appointed Personal Representative of the estate of Denise Marie Hilton, who died on May 19, 2024 without a will

tative or the attorney.

decedent's death; or

other delivery of the notice.

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

ALLISON R WINSTEAD Personal Representative

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

	Estate No. 134761	
399	(11-21.11-28.12-5)	148371

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

Upper Marlboro, Maryland 20773

BETTY ANN KIERNAN

NOTICE OF

To all Persons Interested in the

tative.

provision(s) governing said license, which may include other violation(s) identified at the hearing. Represented by Linda Carter, Esquire.

9. Shoukat P. Choudhry, President/Secretary/Treasurer t/a Friendly Market, 11500 Old Fort Road, Fort Washington, 20744, Class DW(R), Beer and Wine, is summonsed to show cause for an alleged violation of R.R. No. 35 and R.R. No, 10 of the Rules and Regulations for Prince George's County. To wit: On Wednesday, October 2, 2024, at approximately 8:15 pm, Inspector Farmer-Johnson conducted a Routine Inspection at Friendly Market, located at 11500 Old Fort Road, Fort Washington, Maryland 20744. Inspector Farmer-Johnson pulled into the parking lot and immediately noticed the illuminated name on the establishment was "PIZZA BOLI'S". The Inspector thoroughly checked the front, in search of a smaller sign with the name "Friendly Market" but there was none. Once inside, Inspector Farmer-Johnson introduced herself and position to the two (2) cashiers on duty. One cashier introduced himself as Jamshaid Mayo and stated he would be the employee with signing authority for the inspection that night. He then proceeded to lead her to the alcoholic beverage license on the wall. The Inspector scanned the license and took note that the trade name on the license was different from the trade name on the exterior of the establishment. At this time, the employee contacted the owner, identified as Zahid Wahlla. Inspector Farmer-Johnson explained to Mr. Wahlla and the employee that the incorrect name on the front of the establishment (PIZZA BOLI'S) was different from the approved trade name by the Board, identified as "Friendly Market" which is a direct violation of R.R. No. 35 -TRADE NAME. (No licensee shall use a trade name without Board approval). Further, Inspector Fanner-Johnson noticed a cooler containing approximately five (5) plastic cups filled with ice. The lids of the cups were crosscut, for straw insertion. I also in-formed Mr. Wahlla that he was in direct violation of R.R. No. 10 (3) - PUBLIC NUISANCES: Cups of Ice. (Ice may not be sold in small quantities). The licensee has no previous violation within the past two years.

10. Mozuenorinmi P. Okolie, Member-Manager, t/a Calabar Kitchen and Lounge, 3524 Crain Highway, 20716, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of R.R. No. 37 and R.R. No. 83 of the Rules and Regulations

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, December 4, 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 BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director November 14, 2024

148478 (11-21,11-28)

> Serving Prince George's County Since 1932

### LEGALS

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

In The Estate Of: JUAN CARLOS FIGUEROA

### GOMEZ Estate No.: 133080

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Xiomara Gonzalez for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **December 19**, **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		
148389	(11-21,11-28)	

of the following dates: (1) Six months from the date of the decedent's death; or (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this

published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

NANCY R KAY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLEORO, MD 20773-1729
UFFER MARLBORO, WID 20775-1729
Estate No. 135311
1/12285 (11.21)

In The Estate Of:

JOSEPHINE J. SHAKRA

Estate No.: 131029

NOTICE OF

JUDICIAL PROBATE

You are hereby notified that a pe-

tition has been filed by Rajai Shakra

for judicial probate of the will dated 03/14/2018 and for the appoint-

Main Street, Room D4010, Upper Main Street, Room D4010, Upper Marlboro, MD on **January 6, 2025 at** 

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.

UPPER MARLBORO, MD 20773-1729

(11-21,11-28)

148391

REGISTER OF WILLS FOR

PHONE: (301) 952-3250

CERETA A. LEE

P.O. Box 1729

148390

PRINCE GEORGE'S COUNTY

above estate:

10:30 A.M.

(11-21)

Personal Representative CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135308

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

above estate: You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate of the will dated  $\underline{03/14/2018}$  and for the appointment of a personal represen-tative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 6, 2025 at** 

This hearing may be transferred or postponed to a subsequent time. Further information may be ob-

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

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

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

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

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

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

DORA WOODLAND Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135362 (11-21) 148388

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: CLYDE SYLVESTER BRISCOE, JR. Estate No.: 132864

### NOTICE OF

### JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-tition has been filed by Thomas J. Kokolis 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 **January 6, 2025 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 PO Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(11-21,11-28)

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

148393 (11-21,11-28)

# LEGALS

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

In The Estate Of: CHARLES H. REDMOND AKA CHARLES HENRY REDMOND, JR.

Estate No.: 122909

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 6, 2025 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

148394 (11-21,11-28)

THE PRINCE			
GEORGE'S			
POST			
Call 301-627-0900			
Fax 301-627-6260			
SUBSCRIBE TODAY!			

above estate:

10:30 A.M.

tained by reviewing the estate file in the Office of the Register of Wills.

(11-21,11-28)

148392

UPPER MARLBORO, MD 20773-1729

Estate No.: 131029 NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the To all Persons Interested in the

P.O. Box 1729 Upper Marlboro, Maryland 20773

# <u>148387</u> (11-21) THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

v.

### **LEGALS**

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff Margaret A. Defrancesco and Christian J. Cronin

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004344

NOTICE is hereby given this 8th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 9th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 9th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be 30,674.88. The property sold herein is One 210,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor. a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148383 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff PAMELA FLEAGLE and JAMES FLEAGLE, JT

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004065

NOTICE is hereby given this 12th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 2,742.77. The property sold herein is One 63,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148400

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff JOHN D BURKHOLDER and

DONNA G BURKHOLDER, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004162

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 64,655.57. The property sold herein is One 754,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 148401 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

LEGALS

### Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. MARGARET K CRUMP,

CHARLEIGH N REEDER, MARGARET C PROCTOR, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004163

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 33,471.90. The property sold herein is One 372,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 148402 (11-21,11-28,12-5)

### Daniel C. Zickefoose, Esq., Assignee, Plaintiff V.

**NOTICE OF REPORT** 

**OF SALE** 

MARTIN E LEVINE and LEONA K LEVINE Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004164

NOTICE is hereby given this 12th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 91,584.44. The property sold herein is One 934,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor. MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland 'Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin El Amin, Clerk 148403 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

WYCLIFFE ECCLES, sole owner Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004165

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 74,692.86. The property sold herein is One 610,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148404 (11-21,11-28,12-5)

LEGALS

LEGALS

NOTICE OF REPORT

### **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

v.

Valerie L Sites, Trustee of the Valerie L Sites Rev Living Trust, dtd 5-17-2004 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004168

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 57,749.85. The property sold herein is One 915,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 148405 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff ILEEN CHRIS and WILLIAM ILEEN CHINO and MICHAEL CHRIS, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003932

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 62,666.95. The property sold herein is One 576,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148406 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

Plaintiff signee, v.

DIANE KUTTLER and RANDY KUTTLER, JT Defendant(s)

signee,

v.

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003931

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 78,978.26. The property sold herein is One 559,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148407 (11-21,11-28,12-5)

# **NOTICE OF REPORT**

**OF SALE** 

# Daniel C. Zickefoose, Esq., As-Plaintiff

v.

Carolyn Miller Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004375

NOTICE is hereby given this 12th day of November, 2024, by the Cirsuccessive weeks before the 12th day of December, 2024. The Report of Sale states the

amount of the foreclosure sale to be \$ 3,089.53. The property sold herein is One 64,000/2,855,944,500 fractional fee simple undivided Stan-dard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin El Amin, Clerk 148408 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

### JAMES DOOLITTLE and LINDA DOOLITTLE, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003938

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 37,151.93. The property sold herein is One 708,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 148409 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Keith C. Oxley

v.

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004391

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 83,853.24. The property sold herein is One 1,000,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148410 (11-21,11-28,12-5)



cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

ISOLINE M SANDERSON and

ALEX A POTTER, JT

signee,

### **NOTICE OF REPORT OF SALE**

Esq., As-	Daniel C. Zickefoose, Esq., As-		
Plaintiff	signee, v.	Plaintiff	
RSON and	Eric Hatcher	De- fendant(s)	
Defendant(s)		ienaam(5)	

In the Circuit Court for

NOTICE is hereby given this 12th day of November, 2024, by the Cir-

cuit Court for Prince George's

County, that the sale of the property

mentioned in these proceedings made and reported by Daniel C.

Zickefoose, Assignee, be RATIFIED

AND CONFIRMED unless cause to

the contrary thereof be shown on or

before the 12th day of December,

2024; provided, a copy of this order

be inserted in a newspaper printed

in said County, once in each of three

successive weeks before the 12th

The Report of Sale states the

One

amount of the foreclosure sale to be

\$133,489.14. The property sold

is 1,105,000/2,855,944,500 fractional

fee simple undivided Standard Va-

cation Ownership Interest in the 216 Standard VOI Units numbered 201-

217, 301-306, 308, 309-327, 401-406,

408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721,

723-727, 801-806, 808-821, 823-827,

901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-

1020, 1104, 1106, 1108, 1110, 1112,

1114, 1116, 1118, 1120 that are situate

within the one Timeshare Unit (as

defined in Section 1.46 of the Master

Condominium Declaration) located in Building Q, Parcel No. Seventeen

of National Harbor Community, 250

Mariner Passage, National Harbor,

MD 20745 as tenants in common

with the other undivided interest

owners of the aforesaid Standard

VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the

Timeshare Project") as described in

"Declaration of Condominium for

Capital Cove at National Harbor, a

Condominium" dated September

2009 and recorded September 25.

2009 among the Land Records of

Prince George's County, Maryland

("Land Records") in Liber 31006,

folio 457 et seq., (the "Declaration")

with one or more plats attached (the

"Plats"), (the Declaration and the

Plats, collectively, the "Timeshare

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD

(11-21,11-28,12-5)

Declaration").

True Copy—Test:

148412

Mahasin Él Amin, Clerk

day of December, 2024.

herein

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004374 Prince George's County, Maryland Civil Case No. C-16-CV-24-003881

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December. 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 35,136.33. The property sold herein is One 305,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148411

# **OF SALE** Daniel C. Zickefoose, Esq., As-

NOTICE OF REPORT

signee, Plaintiff v.

CATHERINE ZASTANY and ROBERT ZASTANY, Sr., JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003930

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 29,543.31. The property sold herein is One 554,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148413

5	signee,	Plaintiff
,	V.	1 ianitun
	BRANDON THOMAS GA and CINDY GARRETT, JT	RRETT

Daniel C. Zickefoose, Esq., As-

**NOTICE OF REPORT** 

**OF SALE** 

**LEGALS** 

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003925

Defendant(s)

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 44,776.68. The property sold herein is One 326,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148414

### Daniel C. Zickefoose, Esq., Assignee,

CLARENCE A ROBERTSON and MABLE ROBERTSON, JT Defendant(s)

**NOTICE OF REPORT** 

**OF SALE** 

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004063

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December. 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 31,524.94. The property sold herein is One 600,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5)148415

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

CATHERINE WHITAKER and MOSES WHITAKER, H&W Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004062

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 19,598.47. The property sold herein is One 225,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Sec-tion 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148416

### LEGALS

### **LEGALS**

v.

**LEGALS** 

v.



v.

Plaintiff

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq.,	As-
signee,	Plair

### CATHERINE WHI MOSES WHITAKE Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004061

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 38,391.44. The property sold herein is One 562,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 148417 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

ose, Esq., As- Plaintiff	Daniel C. Zickefoose, Esq., As- signee, Plaintiff v.
ITAKER and	NANCY YOAKUM and DENNIS
ER, TIC	O'DONNOGHUE, JT
Defendant(s)	Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004060

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 83,191.69. The property sold herein is One 1,210,000/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148418 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq.,	As-
signee,	Plaintiff
V.	

### EILEEN L SCHOCK and FRANKLIN H SCHOCK, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004059

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 37,510.16. The property sold herein is One 329,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148419 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

### signee, Plaintiff v. JILL RAYFORD and

JESSE RAYFORD, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004057

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 42,612.54. The property sold herein is One 305,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148420

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

### JANIE OLLIE, single woman Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004056

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 28,564.69. The property sold herein is One 505,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

### True Copy-Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148421

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

### HUNTLEY BEECHER and MAXINE BEECHER, H&W Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004055

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 58,818.19. The property sold herein is One 654,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148422 (11-21,11-28,12-5)

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

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

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

You must reclaim these vehicles by: 11/25/2024.

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

2009 DODGE GRAN CARAVAN MD 1EX8426 2D8HN44E39R621688

ANA TOWING 7820 MARLBORO PIKE FORESTVILLE, MD 20747 301-736-7703

2011 HONDA ACCORD VA UZK8895 1HGCP2F64BA129910 2010 VOLKSWAGEN T100 VA UFE5632 WVGAV7AX7AW508342 2019 FORD ECOLINE E450 VA TX248876 1FDXE4FS4KDC00824 1997 CHEVROLET ASTRO VAN VA 1GBEL19W1VB196105 UCW4572 2G1105S37K9138760 2019 CHEVROLET IMPALA MD 2EY0452

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

2013 BUICK LACROSSE WV 638575 1G4GA5ER3DF203172 MCDONALD TOWING 2917 52ND AVENUE HYATTSVILLE MD 20781 301-864-4133 1989 PONTIAC FIREBIRD VA 4W992HM 1G2FW87H5GL230827

148462

### LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

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

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

You must reclaim these vehicles by: 12/3/2024.

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

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

2013 TOYOTA CAMRY 2006 PONTIAC TORRENT DE P 2012 CHEVROLET MALIBU N/A N

2014 NISSAN

 CAMRY
 4T1BF1FK0DU283922

 TORRENT
 DE
 PC173206
 2CKDL63F066114259

 MALIBU
 N/A
 N/A
 IG1ZC5E17BF187016

 VERSA
 MD
 9GH0693
 3N1CE2CP1EL425050

MCDONALD TOWING 2917 52ND AVENUE HYATTSVILLE MD 20781

### LEGALS

### TOWN OF EDMONSTON ORDINANCE NO.: 2024-OR-06

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF EDMONSTON AMENDING CHAPTER 34 "ELEC-TIONS" BY REPEALING AND RE-ENACTING § 34-9 "VOTER QUALIFICATIONS" AND § 34-10 "REGISTRATION" OF THE TOWN CODE TO PERMIT NONCITIZEN VOTING IN TOWN ELECTIONS AND ADD PROVISIONS FOR A SUPPLEMENTAL VOTER REGISTRY FOR REGISTRATION FOR NONCITIZEN RES-IDENTS.

WHEREAS, pursuant to §5-202 of the Local Government Article of the Annotated Code of Maryland provides that the Mayor and Council of the Town of Edmonston have the authority to pass such ordinances as it deems necessary to preserve the peace and good order, and to protect the health, comfort, and convenience of the residents of the municipality; and

WHEREAS, the Town Charter, §12 "Ordinance Powers of the Mayor and Council" states the Mayor and Council shall have full power to pass such ordinances as they may deem necessary for the good government, health, and improvement of the town, and for the preservation of peace and good order therein; and

WHEREAS, the Mayor and Council have determined that permitting noncitizen to vote meets the standards contained in §12 of the Charter; and

**WHEREAS**, the Mayor and Council have determined that maintaining a supplemental voting registration process for noncitizen residents is necessary to it efficiently implement noncitizen voting.

Section 1. NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Edmonston in regular session assembled that Chapter 34, § 34-9, "Voter Qualifications" is hereby repealed, re-enacted, and amended as follows:

### § 34-9 Voter qualifications.

The election officers shall register all residents of the Town who: (1) HAS THE TOWN OF EDMONSTON AS HIS OR HER PRIMARY RESI-DENCE, (2) is at least eighteen (18) years of age at the time of application and who possess the qualifications necessary to entitle them to register as legally qualified voters of the State of Maryland., (3) HAS RESIDED WITHIN THE CORPORATE LIMITS OF THE TOWN FOR AT LEAST 1 YEAR (365) DAYS IMMEDIATELY PRECEDING ANY TOWN ELEC-TION REGISTRATION CLOSING DATE, (4) DOES NOT CLAIM THE RIGHT TO VOTE ELSEWHERE IN THE UNITED STATES, (5) HAS NOT BEEN FOUND BY A COURT TO BE UNABLE TO COMMUNI-CATE A DESIRE TO VOTE, AND (6) IS REGISTERED TO VOTE IN AC-CORDANCE WITH THE PROVISIONS OF THE CHARTER.

**Section 2. NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Town of Edmonston in regular session assembled that Chapter 34, § 34-10, "Registration" is hereby repealed, re-enacted, and amended as follows:

### § 34-10. Registration.

(11-21)

A. Any person eligible to vote and desiring to register may register by registration with the County Board of Supervisors of Elections or by registration with the election officers or the Town Clerk.

B. The registration of voters shall be entered on books provided by the Mayor and Town Council which shall be kept in the custody of the Town Clerk.

### C. SUPPLEMENTAL VOTER REGISTRATION

1. SUPPLEMENTAL VOTER REGISTRY.

 A. THE TOWN CLERK SHALL MAINTAIN A SUPPLEMENTAL VOTER REGISTRY OF QUALIFIED VOTERS WHO ARE NOT REGISTERED TO VOTE PURSUANT TO THE STATE UNIVERSAL REGISTRATION ACT, AT THE DIRECTION OF THE SUPERVISORS OF ELECTIONS.

### LEGALS

A CHARTER RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF EDMONSTON TO REPEAL, RE-ENACT AND AMEND ARTICLE I, § 7 "ELECTION PROCEDURES; SUPERVISORS OF ELECTIONS; REGISTRATION OF VOTERS," TO ALLOW NONCI-TIZEN RESIDENTS AND RETURNING INDIVIDUALS WHO HAVE SERVED A PERIOD OF INCARCERATION TO VOTE IN TOWN GEN-ERAL AND SPECIAL ELECTIONS

**WHEREAS,** Article I, § 7 of the Town Charter limits the right of residents to vote in Town elections to legally qualified voters of the State of Maryland and residents registered to vote with the Board of Elections for Prince George's County; and

WHEREAS, the Town Charter currently does not permit noncitizens to vote in town elections; and

WHEREAS, the Mayor and Council recognizes the vital role noncitizens play in Edmonston and desires to permit noncitizens to participate in the democratic process in town elections; and

WHEREAS, the Mayor and Council recognizes the hardships of individuals who have paid their debt to society through a period of incarceration to participate in the democratic process, and want to permit these individuals to be a part of this invaluable right; and

WHEREAS, the Mayor and Council have determined noncitizen and returning individual voting conveys a message of inclusion in the community where a large majority of our residents are disenfranchised.

<u>Section 1.</u> NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Edmonston, Maryland, that § 7 Election procedures; Supervisors of Elections; registration of voters," be repealed, reenacted and amended to read as follows:

### §7 Election procedures; Supervisors of Elections; registration of voters.

### A. \* \* \* \* \* \* \* \* \* \* \* \* \* \*

B. Any person residing within the corporate limits of the town who: (1) HAS THE TOWN OF EDMONSTON AS HIS OR HER PRIMARY RES-IDENCE, (2) is at least eighteen (18) years of age at the time of application [and who possess the qualifications necessary to entitle them to register as legally qualified voters of the State of Maryland.], (3) HAS RESIDED WITHIN THE CORPORATE LIMITS OF THE TOWN FOR AT LEAST 1 YEAR (365) DAYS IMMEDIATELY PRECEDING ANY TOWN ELECTION REGISTRATION CLOSING DATE, (4) DOES NOT CLAIM THE RIGHT TO VOTE ELSEWHERE IN THE UNITED STATES, (5) HAS NOT BEEN FOUND BY A COURT TO BE UNABLE TO COMMUNICATE A DESIRE TO VOTE, AND (6) IS REGISTERED TO VOTE IN ACCORDANCE WITH THE PROVISIONS OF THIS CHARTER [is registered to vote with the Supervisors of Elections for Prince George's County and will be at least 18 years of age] on election day shall automatically become a registered voter of the Town of Edmonston and be entitled to vote at town general or special elections. ANY INDIVIDUAL MEETING THE QUALIFICATIONS CONTAINED IN THIS SECTION WHO HAS SERVED A PERIOD OF INCARCERA-TION SHALL BE ENTITLED TO VOTE AT TOWN GENERAL OR SPE-CIAL ELECTIONS.

### С. \* \* \* \* \* \* \* \* \* \* \* \* \* \* \*

Section 2. BE IT FURTHER RESOLVED by the Mayor and Council of the Town of Edmonston that this Charter Resolution was introduced on the 9th day of October 2024 and was considered for adoption after a public hearing. It is adopted this 13th day of November 2024, after at least 21 days of prior public notice of the public hearing and shall be and become effective upon the fiftieth (50th) day after its passage by the City unless petitioned to referendum in accordance with §4-304 of the Local Government Article, Annotated Code of Maryland within forty (40) days following its passage. A complete and exact copy of this Amended Charter Resolution shall be posted in the Town offices located at 5005, 52nd Avenue, Edmonston, Maryland for forty (40) days following its passage by the Mayor and Council and a fair summary of the Charter Resolution shall be published in a newspaper having general circulation in the City not less than four (4) times, at weekly intervals, also within the forty (40) day period following its adoption by the City.

Section 3. BE IT FURTHER RESOLVED that, within ten (10) days after the Charter Resolution hereby enacted becomes effective, either as herein provided or 5 following referendum, the Town Administrator shall send separately this Resolution by mail, bearing a postmark from the United States Postal Service, to the Department of Legislative Services, one copy of the following information concerning the Amended Charter Resolution: (i) the complete text of this Resolution; (ii) the date of referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Council of the Town of Edmonston or in the referendum; and (iv) the effective date of the Charter Resolution.

### 301-864-4133

2003	CHEVROLET	COBALT	MD	5EX8077	1G1JF12F137315145
2001	GMC	SAVANA			1GTHG39R311109226
2012	NISSAN	SENTRA			3N1AB6AP3CL678944
2003	LAND ROVER	RANGE RO	VE		SALME11473A138913

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

2012	BMW	X5	MD	93922CF	5UXZW0C53CL672116
2008	NISSAN	ALTIMA	VA	TXW3266	1N4BL24EX8C161375
2001	FORD	MUSTANG	MD	4DJ5804	1FAFP444X1F211284
2016	HONDA	CIVIC	VA	VPS1129	19XFC1F72GE032235
2008	SATURN	AURA			1G8ZS57B88F146851
2013	HYUNDAI	VELOSTER			KMHTC6AE4EU186414
2007	NISSAN	MURANO	N/A	N/A	JN8AZ08W07W658593
1994	PONTIAC.	TRANS AM	N/A	N/A	2G2FV22P5R2201863
2006	HONDA	ACCORD	N/A	N/A	1HGCM56766A158611

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

1970 OLDSMOBILE	CUTLASS	CARLGJ	342570Z140161
1997 GMC	C6500	N/A	1GDK7H1J1VJ510221
148461			(11-21)

### **LEGALS**

### NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

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

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

<u>YEAR</u>	MAKE	MODEL	<u>VIN</u>
2008 2006 2006	Lexus Mazda Honda	ES350 Mazda6 Accord	JTHBJ46G882273784 1YVFP80C855M43449 1HGCM56746A102196
<u>148460</u>			(11-21)

# THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

- B. ANY PERSON QUALIFIED TO VOTE IN A TOWN ELECTION AND WHO IS NOT REGISTERED TO VOTE PURSUANT TO THE STATE UNIVERSAL REGISTRATION ACT IS ELIGIBLE TO REGISTER FOR THE TOWN SUPPLEMENTAL VOTER REGISTRY.
- C. UPON SATISFACTION OF THE APPLICATION REQUIREMENTS AS SET FORTH IN THIS ARTICLE, THE TOWN CLERK, OR DESIGNEE, SHALL REGISTER THE APPLICANT ON THE TOWN SUPPLEMENTAL REGISTRY UNLESS OTHERWISE DIRECTED BY THE BOARD.

2. APPLICATION AND PROCEDURE.

- A. ANY QUALIFIED PERSON WHO WISHES TO BE PLACED ON THE TOWN SUPPLEMENTAL VOTER REGISTRY SHALL COMPLETE THE APPLICATION AND APPLY TO THE BOARD.
- B. EACH TOWN SUPPLEMENTAL VOTER REGISTRY APPLICATION SHALL INCLUDE, AND EACH APPLICANT SHALL BE REQUIRED TO PROVIDE:
  - I. THE APPLICANT'S FULL NAME; THE ADDRESS OF THE APPLICANT'S PRIMARY RESIDENCE;
  - II. A DECLARATION THAT THE APPLICANT MEETS THE QUALIFICATIONS TO VOTE IN A TOWN ELECTION AS SET FORTH IN THE TOWN CHARTER;
  - III. A STATEMENT, EXECUTED UNDER THE PENALTIES OF PERJURY, DECLARING THAT ALL THE INFORMATION INCLUDED IN THE APPLICATION IS TRUE TO THE BEST OF THE APPLICANT'S KNOWLEDGE; AND

### IV. THE APPLICANT'S SIGNATURE.

C. IN ADDITION TO THE STATEMENTS SET FORTH IN SUBSECTION B OF THIS SECTION, APPLICANTS ARE REQUIRED TO SHOW PROOF OF IDENTITY, AGE, AND RESIDENCY WITHIN THE TOWN.

**Section 2. AND BE IT FURTHER ORDAINED** that this Ordinance shall take effect 20 days from the date of its adoption.

**Section 3. AND BE IT FURTHER ORDAINED** that a fair summary of this Ordinance shall forthwith be published twice in a newspaper having general circulation in Prince George's County or published in a town newsletter.

**INTRODUCED** by the Town Council of the Town of Edmonston, at a regular public meeting on October 9, 2024.

**ADOPTED** by the Mayor and Council of the Town of Edmonston, Maryland, at a regular public meeting on November 13, 2024.

CAPS : Indicate matter added to law. Strikethrough: Indicate matter deleted from law.

148456

Section 4. BE IT FURTHER RESOLVED that the Town Administrator of the Town of Edmonston, and hereby is, specifically enjoined and instructed to carry out the provisions of Sections 7 and 8 as evidence of compliance herewith; and said Town Administrator shall cause to be affixed to the minutes of this meeting (i) an appropriate Certificate of Publication of the newspaper in which the fair summary of the Charter Resolution shall have been published; and (ii) shall further cause to be completed and executed the Municipal Charter or Annexation Resolution Registration Form.

<u>Section 5.</u> BE IT FURTHER RESOLVED that if any provision of this Charter Resolution or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Charter Resolution which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Resolution and of the Charter are hereby declared to be severable.

INTRODUCED by the Mayor and Council of the Town of Edmonston at a regular meeting on the 9th day of October 2024.

ADOPTED by the Mayor and Council of the Town of Edmonston at a regular meeting on the 13th day of November 2024.

EFFECTIVE the 3rd day of January 2025.

ATTEST: Averi Gray Town Clerk

Tracy R. Gant Mayor

ALL CAPS indicate new language

[Brackets] indicate language deleted from existing law. Asterisks \* \* \* indicate matter remaining unchanged in existing law but not set forth in Resolution.

 148457
 (11-21,11-28,12-5,12-12)

 THE PRINCE GEORGE'S POST WILL HAVE EARLY

 DEADLINES FOR THE NOVEMBER 28, 2024 EDITION

AND THE DECEMBER 5TH, 2024 EDITION.

DEADLINE FOR T<u>HE NOVEMBER 28TH</u> EDITION FOR ALL LEGAL ADVERTISING SUBMISSIONS AND CANCELLATIONS IS 12:00 NOON ON THURSDAY, NOVEMBER 21, 2024.

DEADLINE FOR THE <u>DECEMBER 5TH</u> EDITION FOR ALL LEGAL ADVERTISING SUBMISSIONS AND CAN-CELLATIONS IS 12:00 NOON ON WEDNESDAY, NOVEMBER 27TH, 2024.

DEADLINES FOR OUR DEC. 26TH EDITION AND OUR JAN. 2ND, 2025 EDITION WILL BE FORTHCOMING. THANK YOU!

(11-21,11-28)

### 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

### 7011 OLD CHAPEL DRIVE BOWIE, MD 20715

By authority contained in a Deed of Trust dated October 12, 2007 and recorded in Liber 28805, Folio 040, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$302,000.00, and an interest rate of 4.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

### DECEMBER 10, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$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 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

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(11-21,11-28,12-5)

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# LEGALS

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### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 9303 KIMBARK AVENUE LANHAM, MD 20706

By authority contained in a Deed of Trust dated December 16, 2005 and recorded in Liber 25332, Folio 601, modified by Loan Modification Agreement recorded on January 24, 2018, at Liber No. 40485, Folio 318, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$351,000.00, and an interest rate of 6.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

### DECEMBER 3, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$34,000.00 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

> > > (11-14,11-21,11-28)

### LEGALS

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### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 12707 DUCKETTOWN ROAD LAUREL, MD 20708

By authority contained in a Deed of Trust dated August 26, 2005 and recorded in Liber 24966, Folio 495, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$236,000.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the 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

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### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 1210 DILLON COURT CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated July 5, 2019 and recorded in Liber 42385, Folio 370, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$239,112.00, and an interest rate of 6.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

### DECEMBER 3, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$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 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

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(11-14,11-21,11-28)

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 4438 LORD LOUDOUN COURT, UNIT 14-6 UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated April 8, 2016 and recorded in Liber 38219, Folio 215, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$90,557.00, and an interest rate of 5.250%, 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

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

### 2312 WOODBARK LANE SUITLAND, MD 20746

By authority contained in a Deed of Trust dated October 31, 2006 and recorded in Liber 26763, Folio 386, modified by Loan Modification Agreement recorded on April 27, 2018, at Liber No. 40823, Folio 243, and further modified by Loan Modification Agreement recorded on July 29, 2021, at Liber No. 45943, Folio 600, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$285,000.00, and an interest rate of 5.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

### DECEMBER 10, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,000.00 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

### DECEMBER 3, 2024 AT 11:30 AM

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

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

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

Substitute Trustees

Tidewater Auctions, LLC

### DECEMBER 10, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$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 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.

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

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

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(11-21,11-28,12-5)

<u>148344</u>

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(11-14,11-21,11-28) 148459

(11-21,11-28,12-5)

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### LEGALS

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff HENRY MCCORMICK, a married man

### Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004054

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 44,788.33. The property sold herein is One 341,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148423 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff PEARL THOMPSON and DEANNA BROWN, TIC

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004052

Defendant(s)

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel Č Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 14,528.22. The property sold herein is One 273,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk <u>148424</u> (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

LEGALS

Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. JOHNATHAN ROBINSON and

SANDRA ROBINSON, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004036

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 50,198.85. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148425

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

CLINTON MCMILLAN and GWENDOLYN MCMILLAN, H&W

Prince George's County, Maryland

Civil Case No. C-16-CV-24-004035

Defendant(s)

### In the Circuit Court for

NOTICE is hereby given this 12th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 50,290.26. The property sold herein is One 315,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Sec-tion 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")

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

True Copy-Test: Mahasin El Amin, Clerk 148426 (11-21,11-28,12-5)

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

**REBA PERKINS and ROBERT** PERKINS, H&W Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003994

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 37,481.46. The property sold herein is One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148427

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

HELEN EVANS and LETICIA AUSTIN FORREST, TIC Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004032

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 32,773.95. The property sold herein is One 472,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin El Amin, Clerk 148428 (11-21,11-28,12-5)

# **LEGALS**

# **LEGALS**

V.

sole owner

NOTICE OF REPORT

v.

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As signee,	÷-
	aintif

# JAN HAI

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003998

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 36,387.25. The property sold herein is One 308,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148429 (11-21,11-28,12-5)

### NOTICE OF REPORT NOTICE OF REPORT **OF SALE**

niel C. Zickefoose, Esq., As- nee, Plaintiff	Daniel C. Zickefoose, Esq., As- signee, Plaintiff v.	Daniel signee, v.
MES HARROD and CARAL ARROD, H&W	TONI BEAN and WALTER BEAN, JT	WILLIS JUANI
Defendant(s)	Defendant(s)	

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003996

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 54,848.77. The property sold herein is One 630,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148430 (11-21,11-28,12-5)

# **OF SALE**

OF SALE	1	, c
l C. Zickefoose, Eso	]., As-	Daniel C. Zi signee,
1	Plaintiff	oignee,

S CARSWELL SR., and TA CARSWELL, H&W Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003995

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 53,286.73. The property sold herein is One 336,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148431 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Zickefoose, Esq., As-Plaintiff KEISHA NERISSA BENJAMIN,

# Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003981

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 56,818.52. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148432 (11-21,11-28,12-5)

### **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

KATHRYN I ANTINORE, TRUSTEE of the KATHRYN I AN-

TINORE Trust, dtd 12-21-2000 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003980

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 37,848.91. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

### True Copy—Test: Mahasin Él Amin, Clerk 148433 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

LEGALS

v.

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

### ARNOLD PLUESS, Jr., and PATRICIA PLUESS, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003979

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 40,229.92. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148434 (11-21,11-28,12-5)

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

SHIRLEY OLIVERIO, sole owner Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003978

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 61,483.89. The property sold herein is One 454,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148435 (11-21,11-28,12-5)

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff MICHAEL DOUGLAS and CHIQUITA DOUGLAS, JT

### Defendant(s) In the Circuit Court for

### Prince George's County, Maryland Civil Case No. C-16-CV-24-003977

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 68,205.42. The property sold herein is One 721,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148436 (11-21,11-28,12-5)

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff NANCY HOOPER and PARKER

HOOPER, JR., JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003963

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 77,520.19. The property sold herein is One 713,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148437 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

LEGALS

### Daniel C. Zickefoose, Esq., Assignee, Plaintiff ROY BOONE, III and CAROL

BOONE, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003924

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 52,493.22. The property sold herein is One 326,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148438 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

### Daniel C. Zickefoose, Esq., Assignee, Plaintiff

RENITA PURVIS, sole owner Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003923

NOTICE is hereby given this 12th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 56,692.54. The property sold herein is One 336,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

### True Copy—Test:

Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148439

### **NOTICE OF REPORT OF SALE**

**LEGALS** 

II

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

RANDY BARR and VICKI BARR,

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003905

NOTICE is hereby given this 12th day of November, 2024, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$114,117.40. The property sold herein is One 1,427,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ównership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin El Amin, Clerk 148440 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., A	l., As-	
signee, I	Plain	

RAYMOND ANNE L SH Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003904

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 18,504.03. The property sold herein is One 154,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")..

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

True Copy—Test: Mahasin Él Amin, Clerk 148441 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

ückefoose, Esq., As- Plaintiff	Daniel C. Zickefoose, Esq. signee, v.	, As- Plaintiff	Daniel signee, v.
D SCHWARTZ and	CLARENCE SANDERS at	nd	RAND
HORT, JT	MYRA SANDERS, JT		Hine, J

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003888

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 50,860.79. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148442 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

	C. Zickefoose, Esq., As-	
gnee,	Plaintiff	
ANDY HINF and (	athy Louise	

HINE and Cathy Louise Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003885

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 95,474.70. The property sold herein is One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ôwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148443 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff v.

GEORGE CORKILL and ELIZA-BETH CORKILL, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003884

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 40,165.38. The property sold herein is One 1,001,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ôwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148444 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., signee,	As- Plaintiff	Da sig
V.		v.
Mollie A Fletcher Klocek a Thomas E. Klocek	nd	Jes

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003883

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$124,532.42. The property sold herein is One 1,548,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ôwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the 'Timeshare Project") as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148445 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Jessica Hampton

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004392

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th

day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 14,684.10. The property sold herein is One 315,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Inter-est (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148446



v.

### LEGALS

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. Morgan F. Washington\_

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004390

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 56,116.94. The property sold herein is One 602,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 148447 (11-21,11-28,12-5)

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. Anna W. O'Neal Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004381

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 17,472.91. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) <u>148448</u>

### NOTICE OF REPORT **OF SALE**

LEGALS

Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. Morgan F. Washington

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004379

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 37,867.15. The property sold herein is One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk <u>148449</u> (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Felicia Cadogan and Terrence Cheddie Defendant(s)

In the Circuit Court for

### Prince George's County, Maryland Civil Case No. C-16-CV-24-004377

NOTICE is hereby given this 12th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be 26,915.64. The property sold herein is One 169,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308 309-327, 401-406, 408-427, 501-506 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148450 (11-21,11-28,12-5)

### NOTICE OF REPORT **OF SALE**

### Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

ROBERT L CZACH and JANET K CZACH, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004169

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 41,566.69. The property sold herein is One 308,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006 folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:

Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148451

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

### PAMELA R ELLIS, ELISABETH R RANDAZZO, BRIAN M RANDAZZO, JT

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004211

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 62,636.11. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25. 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148452 (11-21,11-28,12-5)

**LEGALS** 

# LEGALS

v.

LEGALS

signee,

v.

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

v.

SANDRA TUTT YOUNG, sole owner

### Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004212

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 43,754.45. The property sold herein is One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148453 (11-21,11-28,12-5)

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Es	sq., As-
signee,	Plaintiff
V.	
JOYCE SAGAMI, SOLE	OWNER
D	Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004217

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 34,109.02. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148454

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., As-Plaintiff signee, v. FRANCIS LAURIA AND

FRANCIS LAURIA, JT JOELYNN LAURIA, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004218

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 35,625.15. The property sold herein is One 854,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 148455 (11-21,11-28,12-5)

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., As-Plaintiff

# Barbara C. Tate and Harold A. Tate Defendant(s)

### Prince George's County, Maryland Civil Case No. C-16-CV-24-004237

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th

successive weeks before the day of December, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 48,926.97. The property sold is One herein is One 1,001,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-21,11-28,12-5) 148463

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Es	q., As-
signee,	Plaintiff
V.	

Nicole D. Scott Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004238

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 15,475.01. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

### True Copy-Test: Mahasin El Amin, Clerk (11-21,11-28,12-5) 148464

### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Dixie A. Martin and Charles K. Martin

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004223

NOTICE is hereby given this 13th day of November, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of December, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 22,274.50. The property sold herein is One 200,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 148465 (11-21,11-28,12-5)

In the Circuit Court for

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