# ORDER OF PUBLICATION

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

ESTATE OF GRACE SYLVANIA PRINCE GEORGE'S COUNTY, **MARYLAND** 

AND

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

4917 NAPLES AVE

AND

Unknown Owner of the property 4917 NAPLES AVE described as follows: Property Tax ID 01-0012948 on the Tax Roll of Prince George's County, the unknown owner's heirs. devisees, and personal representatives and their or any of their heirs. devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005763

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

Lots 27.28.29, 7,560.0000 Sq.Ft. & Imps. Beltsville Heights Blk H Assmt \$251,733 Lib 03151 Fl 533, and assessed to Clark Grace S. 01 0012948, 004917 Naples Ave, Beltsville d 20705

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

of sale has expired.

It is thereupon this 9th day of December, 2024, by the Circuit Court for Prince George's County:
ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26)

# **ORDER OF PUBLICATION**

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

JATINDER SHARMA REOVCALBE TRUST, SONIA SHARMA REVOCABLE

INTERCOASTAL MORTGAGE LLC, HARRY E. DEAN, III, TRUSTEE, PETER CAMERON, TRUSTEE, MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS INC., PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

4719 MORNING GLORY TRL

Unknown Owner of the property 4719 MORNING GLORY TRL described as follows: Property Tax ID 13-3142072 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005765

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

1,681.0000 Sq.Ft. & Imps. Vista Gardens Plat Lot 293 Blk B, Assmt \$316,400 Lib 36055 Fl 565, and assessed to Sharma Latinder Revcbl Trust.

13 3142072, 004719 Morning Glory Tri, Bowie Md 20720

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

of sale has expired.

It is thereupon this 9th day of December, 2024, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and

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

clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 148613

# ORDER OF PUBLICATION

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

PABLO PENA,

PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

12107 PISCATAWAY RD

AND

Unknown Owner of the property 12107 PISCATAWAY RD described as follows: Property Tax ID 05-0318568 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005766

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

Subi To Agtx, 4.5200 Acres. & Imps., Assmt \$221,400 Map 133 Grid A3 Par 078 Lib 48347 Fl 071, and assessed to Pena Pablo. 05 0318568, 012107 Piscataway Rd,

Clinton Md 20735

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

It is thereupon this 9th day of December, 2024, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 148614

clear of all encumbrances

# ORDER OF PUBLICATION

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

Plaintiff

MARYLAND

All persons having or claiming to

PRINCE GEORGE'S COUNTY,

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

4307 QUIGLEY PL

JIHAD M ZABLAH,

AND

Unknown Owner of the property 4307 QUIGLEY PL described as follows: Property Tax ID 06-0554287 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005767

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

10,883.0000 Sq.Ft. & Imps. Marlow

# **LEGALS**

Heights Lot 1 Blk YOU, Assmt \$304,900 Lib 35492 Fl 657, and assessed to Zablah Jihad M. 060554287, 004307 Quigley Pl, Temple Hills, Md 20748

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

It is thereupon this 9th day of December, 2024, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of January, 2025, warning all persons interested in the the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 148615

# **ORDER OF PUBLICATION**

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

ISAIAS G TESSEMA, AKBERET GIRMAY, NATIONAL HARBOR OWNERS ASSOCIATION, INC., PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

155 POTOMAC PASSAGE, #707

AND

Unknown Owner of the property 155 POTOMAC PASSAGE, #707 described as follows: Property Tax ID 12-3977493 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005768

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

309.0000 Sq.Ft. & Imps. One National Harbo, Assmt \$280,000 Lib 31841 Fl 027 Unit 707, and assessed to Tessema Isaias G.

12 3977493, 000155 Potomac Psge, Oxon Hill Md 20745

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

It is thereupon this 9th day of December, 2024, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148616 (12-12,12-19,12-26)

# **LEGALS**

# ORDER OF PUBLICATION

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

FRANZ SUAREZ, NORMA CORCUERA, EAST WEST MORTGAGE COM-PANY, INC.

OLDE POTWMACK TITLE AND ESCROW COMPANY, TRUSTEE, NAVY FEDERAL CREDIT UNION, BEDFORD TOWNE CONDO-MINIUM D/B/A THE MARYLAN-DER CONDOMINIUM, MARY A. MCDUFFIE, TRUSTEE,

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

AND

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

7973 RIGGS RD, #11

AND

Unknown Owner of the property 7973 RIGGS RD, #11 described as follows: Property Tax ID 17-1885367 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005769

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

Bldg 11 Unit 7 973-11, 3,000.0000 Sq.Ft. & Imps. Bedford Towne Cond, Assmt \$76,667 Lib 32922 Fl 521 Unit 7973-1, and assessed to Suarez

17 1885367, 007973 Riggs Rd, Hyattsville Md 20783

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 9th day of De-

cember, 2024, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this

Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 148617

# **LEGALS**

# ORDER OF PUBLICATION

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

ANDREW L ROBINSON,

MARYLAND

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

PRINCE GEORGE'S COUNTY,

County and known as: 4613 SHARON RD

AND

Unknown Owner of the property 4613 SHARON RD described as follows: Property Tax ID 06-0547844 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005772

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

10,000.0000 Sq.Ft. & Imps. Stan Haven Lot 15 Blk 2, Assmt \$309,100 Lib 19866 Fl 652, and assessed to Robinson Andrew L Ir. 06 0547844, 004613 Sharon Rd, Temple Hills Md 20748

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

It is thereupon this 9th day of December, 2024, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148618 (12-12,12-19,12-26)

# **LEGALS**

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

HALLOWAY HOLDINGS, LLC, PRINCE GEORGE'S COUNTY,

MARYLAND

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

4018 73RD AVE

AND

Unknown Owner of the property 4018 73RD AVE described as follows: Property Tax ID 02-0136796 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs. devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005773

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

9,689.0000 Sq.Ft. & Imps. Bellemead Lot 1 Blk 18, Assmt \$392,900 Lib 40550 Fl 538, and assessed to Halloway Holdings LLC. 02 0136796, 004018 73rd Ave, Hy-

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

attsville Md 20784

of sale has expired. It is thereupon this 9th day of December, 2024, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this

Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and

clear of all encumbrances MAHASIN EL AMIN Clerk of the Circuit Court for

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

(12-12,12-19,12-26)

# **LEGALS**

# ORDER OF PUBLICATION

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

PRINCE GEORGE'S COUNTY,

MARYLAND

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

County and known as: 2404 COOL SPRING RD

GUGA G PARDEDE,

Unknown Owner of the property 2404 COOL SPRING RD described as follows: Property Tax ID 17-1896141 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005808

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

3.0500 Acres. & Imps., Assmt \$457,767 Map 032 Grid E1 Par 023 Lib 14736 Fl 564, and assessed to Pardede Guga G. 17 189641, 002404 Cool Spring Rd, Hyattsville Md 20783

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 9th day of December, 2024, by the Circuit Court

for Prince George's County:
ORDERED, That notice be given the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for

three (3) successive weeks on or be-

fore the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 148620

# **LEGALS**

# **ORDER OF PUBLICATION**

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

LOVEDAY UDUHIRI, PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

2228 CHAPMAN RD

AND

Unknown Owner of the property 2228 CHAPMAN RD described as follows: Property Tax ID 17-1887157 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005758

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

6,104.0000 Sq.Ft. & Imps. Lewisdale Lot 7 Blk 39, Assmt \$325,433 Lib 12877 Fl 656, and assessed to Uduhiri Loveday. 17 1887157, 002228 Chapman Rd,

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

Hyattsville Md 20783

of sale has expired.

It is thereupon this 9th day of De-ember, 2024, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of re-demption in the property, and vest-ing in the Plaintiff a title, free and

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

True Copy—Test: Mahasin El Amin, Clerk 148621 (12-12,12-19,12-26)

# THE

# PRINCE

**GEORGE'S** 

Call

**POST** 

301-627-0900

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301-627-6260

SUBSCRIBE

TODAY!

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**

216 EMERALD HILL DRIVE FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated July 12, 2005 and recorded in Liber 24357, Folio 265, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$412,000.00, and an interest rate of 2.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

#### DECEMBER 17, 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 \$33,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

> > > **LEGALS**

Plaintiff

148348

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

# **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**

11210 BLACK FOOT COURT **BELTSVILLE, MD 20705** 

By authority contained in a Deed of Trust dated January 26, 2022 and recorded in Liber 47254, Folio 503, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$328,932.00, and an interest rate of 3.000%, 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 from the Marlboro, and D 20772 from the Marlbo 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 17, 2024 AT 11:30AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$31,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical 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 go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

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

<u>148481</u> (11-28,12-5,12-12)

# **LEGALS**

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Thomas Wilmire and Rose M.

Wilmire Defendant(s)

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

Civil Case No. C-16-CV-24-004385 NOTICE is hereby given this 3rd day of December, 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 3rd day of January, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of January, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 21,429.96. The property sold herein is One 587,000/2,855,944,500 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 (12-12,12-19,12-26)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

Farrow Jr. Defendant(s)

# Prince George's County, Maryland Civil Case No. C-16-CV-24-003997

made and reported by Daniel C

of January, 2025. The Report of Sale states the amount of the foreclosure sale to be \$16,957.60. The property sold herein is One 195,000/2,855,944,500 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, 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 MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard tional Harbor, a Condominium (the 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

Clerk of the Circuit Court for

signee, Plaintiff

Lahazel Farrow and Zeandrew

In the Circuit Court for

NOTICE is hereby given this 3rd day of December, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of January, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day

1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, National Harbor Community, 250 Mariner Passage, National Harbor, VOI Units in Capital Cove at Na-'Timeshare Project") as described in "Declaration of Condominium for Declaration").

MAHASIN EL AMIN Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 148578

# NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Daniel L. Carroll and

Antoinette R. Carroll Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004373

NOTICE is hereby given this 5th day of December, 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 6th day of January, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 6th day

of January, 2025. The Report of Sale states the amount of the foreclosure sale to be \$ 59,228.27. 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 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 148590 (12-12,12 (12-12,12-19,12-26)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

PATRICIA ELAINE GROSS,

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003889

NOTICE is hereby given this 5th day of December, 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 6th day of January, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 6th day of January, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 58,090.43. 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 (12-12,12-19,12-26) 148591

# **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**

3306 WATERFORD MILL ROAD **BOWIE, MD 20721** 

By authority contained in a Deed of Trust dated February 16, 2011 and recorded in Liber 32459, Folio 231, modified by Loan Modification Agreement recorded on January 18, 2013, at Liber No. 34866, Folio 597, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$1,136,160.00, and an interest rate of 3.750%, default having occurred thereunder, the Substitute Trustees will call at public authors of the Circuit County for Prince Coorge's County. 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 17, 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 \$85,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

This property will be sold subject to the IRS right of redemption for a period of  $120\ days$  after the sale.

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

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

148482 (11-28,12-5,12-12)

# **LEGALS**

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Sandra M Jablonski, whose address is 8500 Woodbine Ln. Annandale, VA 22003-2245, and WILLIAM ALEXANDER MCLEAN, whose address is 19 Mel Mara Dr, Oxon Hill, MD 20745-1018, were on November 18, 2024 appointed Co-Personal Representatives of the estate of ANNA HESS MCLEAN who died on Otober 21, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of

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

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

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

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

SANDRA M JABLONSKI WILLIAM ALEXANDER MCLEAN 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. 135434 (12-12,12-19,12-26) 148586

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPH WILLIAM BRYAN

Notice is given that Amanda Bryan, whose address is 9742 Glassy Creek Way, Upper Marlboro, MD 20772-3991, was on November 7, 2024 appointed Personal Representative of the estate of Joseph William Bryan, who died on October 15, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of

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

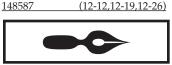
A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

AMANDA BRYAN Personal Representative

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

> Estate No. 135380 (12-12,12-19,12-26)

> > (12-12)



# **LEGALS**

# REQUEST FOR EXPRESSION OF INTEREST

On December 12, 2024, The Redevelopment Authority of Prince George's County (RDA) will publish RFEI 2024-01 seeking to identify a pool of qualified and interested parties to develop a hotel with suitable amenities within the Towne Square at Suitland Federal Center, in Suitland, Maryland ("Project"). The proposed hotel site is located in Suitland, Prince George's County, Maryland on the northeast corner of Suitland Road and Silver Hill Road and comprises eight separate, contiguous parcels.

To review and download a copy of the above referenced Request for Expression of Interest (RFEI 2024-01) please visit the RDA website at:

http://www.princegeorgescountymd.gov/Government/AgencyIndex/Redevelopment/index.asp.

For questions, please contact:

148589

The Prince George's Post!

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote!

Call 301-627-0900 Today!

# TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 10/17/2022, recorded February 01, 2023, in Liber 48539 at folio 471 among the Land Records of Prince George's County, Maryland, against:

County, Maryland, against: Linda Jennings Hanshew and Roger Dean Hanshew

and by virtue of the power and authority granted by Order of Court, dated September 20, 2024, entered in Civil Case No. C16CV24004437 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Maryland, on

#### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 818,000/2,855,944,500 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"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 818000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 818,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

148296 (11-28,12-5,12-12)

# TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 10/17/2022, recorded February 01, 2023, in Liber 48539 at folio 474 among the Land Records of Prince George's County, Maryland, against:

Bassem F. Armaly and Gery C. Armaly

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004469 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 584,000/2,855,944,500 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"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 584000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS

# LEGALS

AND EXCEPT all oil, gas, and mineral rights.

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 584,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

<u>148297</u> (11-28,12-5,12-12)

# **LEGALS**

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF GERALDINE M NEAL AKA: GERALDINE M JOLLEY

Notice is given that Kia M Cuffey, whose address is 2000 Bart Court, Upper Marlboro, MD 20774, was on November 13, 2024 appointed Personal Representative of the estate of Geraldine M Neal, who died on February 4, 2005 without a will.

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

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

KIA M CUFFEY Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729

P.O. BOX 1729 Upper Marlboro, MD 20773-1729

Estate No. 135318 48518 (11-28,12-5,12-12)

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF GALINA MARIA SUZIEDELIS

Notice is given that Jolanta Suziedelis, whose address is 10410 Rutland Pl, Hyattsville, MD 20783, was on October 28, 2024 appointed Personal Representative of the estate of Galina Maria Suziedelis who died on September 27, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th 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.

JOLANTA SUZIEDELIS Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
LUBBER MARIERO MD 2077

UPPER MARLBORO, MD 20773-1729 Estate No. 135254

<u>148508</u> (11-28,12-5,12-12)

# **LEGALS**

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

Jpper Marlboro, Maryland 2077

In The Estate Of:

DAMON MICHAEL BROADNAX Estate No.: 133586

# NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 23, 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

148541 (12-5,12-12)

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

Upper Marlboro, Maryland 20773
In The Estate Of:

ANITA ESTELLE HOLMES
Estate No.: 133587

# NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 23, 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

148542

(12-5,12-12)

# 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 NONCITIZEN RESIDENTS AND RETURNING INDIVIDUALS WHO HAVE SERVED A PERIOD OF INCARCERATION TO VOTE IN TOWN GENERAL AND SPECIAL ELECTIONS

WHEREAS, Article I,  $\S$  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

returning individual voting conveys a message of inclusion in the community where a large majority of our residents are disenfranchised.

WHEREAS, the Mayor and Council have determined noncitizen and

<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.

C. \*\*\*\*\*\*\*\*\*\*

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.

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.

Section 5. 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.

<u>148457</u> (11-21,11-28,12-5,12-12)

To Subscribe
Call
The Prince
George's Post at
301-627-0900

# TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 10/17/2022, recorded February 01, 2023, in Liber 48539 at folio 477 among the Land Records of Prince George's County, Maryland, against:

Timothy C. Howells and Kathy Ann Howells

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004470 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

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"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 154000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 154,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale

Daniel C. Zickefoose, Trustee

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

#### TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 217 among the Land Records of Prince George's County, Maryland, against:

Dump Brothers LLC, a Virginia limited liability company and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004492 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

148298

2,300,000/ 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"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 2,300,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TO-GETHER WITH all tenements, hereditaments and appurtenances thereto be-

# **LEGALS**

longing or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 2,300,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale

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

Daniel C. Zickefoose, Trustee

148299

# TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 220 among the Land Records of Prince George's

County, Maryland, against:
Bonnie K. Hopkins and Charles E. Hopkins

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004505 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

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"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 300,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 300,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive

# LEGALS

the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

148300

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

# **LEGALS**

# TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 223 among the Land Records of Prince George's County, Maryland, against:

Monika McKnight and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004506 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

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"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 210,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 210,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

01 (11-28,12-5,12-12)

# THE PRINCE GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE TODAY!

#### TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 211 among the Land Records of Prince George's County, Maryland, against:

Vivian Elaine Devolin and Susan Sainsbury

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004536 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper

## WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One  $\,$  63,000 / 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, 623-601, 608-621, 60 627, 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"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Desiganted VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an BIENNIAL Ownership Interest and has been allocated 126,000 Points at the time of purchase for use by the Grantees in EVEN year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 63,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

148304 (11-28,12-5,12-12)

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

# **LEGALS**

NOTICE OF PUBLIC HEARING CITY OF LAUREL, MARYLAND, BOARD OF APPEALS THURSDAY, DECEMBER 19, 2024 <u>6:00 P.M.</u>

Special Exception Application No. 965- 14933 Baltimore Avenue Laurel, MD 20707

The Applicant, La Fogata Mexican Tequila Bar & Mexican Kitchen, is seeking approval to add live entertainment to the establishment.

Meetings pertaining to this application will be held in-person. The public is welcome to attend and to testify. For meeting details, please visit https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes and

submit a speaker list if you wish to speak. 148525 (12-12)

> NOTICE OF PUBLIC HEARING CITY OF LAUREL, MARYLAND, BOARD OF APPEALS THURSDAY, DECEMBER 19, 2024 6:00 P.M.

Special Exception Application No. 964- 13600 Baltimore Avenue Suite 400 Laurel, MD 20707

The Applicant, Amigo's Mexican Grill, is seeking approval to add live entertainment to the establishment.

Meetings pertaining to this application will be held in-person. The public is welcome to attend and to testify. For meeting details, please visit https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes and

148526

submit a speaker list if you wish to speak.

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT T HUMPHREY

Notice is given that Gary W Humphrey, whose address is 112 Aravis Court, Grasonville, MD 21638, was on November 13, 2024 appointed Personal Representative of the estate of Robert T Humphrey who died on September 23, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th 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 obtained from the Register of Wills.

GARY W HUMPHREY Personal Representative

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

Estate No. 135353 148506 (11-28,12-5,12-12)

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GLADYS ELIZABETH HAWKINS

Notice is given that Charles D Hawkins, whose address is 1506 Whistling Duck Drive, Upper Marlboro, MD 20774, was on November 7, 2024 appointed Personal Representative of the estate of Gladys Eliz-abeth Hawkins who died on November 8, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of

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

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

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

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

CHARLES D HAWKINS Personal Representative

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

148505

Upper Marlboro, MD 20773-1729 Estate No. 132021

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

# **LEGALS**

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

RAYMOND COLIN BARTON, JR. Estate No.: 133585

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 23, 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

(12-12)

148543 (12-5,12-12)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNIE BELL MCLAURIN

Notice is given that Marion McLaurin, whose address is 2448 Lahn Lane, Mays Landing, NJ 08330, was on October 25, 2024 appointed Personal Representative of the estate of Annie Bell McLaurin who died on June 4, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th 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 obtained from the Register of Wills.

MARION MCLAURIN Personal Representative

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

Estate No. 134335 148507 (11-28,12-5,12-12)

# **LEGALS**

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NATHANIEL FREEMAN AKA: NATHANIEL G FREEMAN

Notice is given that Gregory Freeman, whose address is 6272 Maxwell Dr Apt 4, Suitland, MD 20746, was on November 8, 2024 appointed Personal Representative of the estate of Nathaniel Freeman, who died on October 2, 2024 with-

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

to the appointment bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of Any person having a claim against

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

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

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

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

GREGORY FREEMAN Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 135215

(11-28,12-5,12-12) 148514

# **LEGALS**

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

In The Estate Of: MARY H. HOCKETT Estate No.: 133025

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 23, 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

148544 (12-5,12-12)

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM P CARPENTER

Notice is given that Maria Hammond, whose address is 20718 Cypress Village Drive, Cypress, TX 77433, was on October 29, 2024 appointed Personal Representative of the estate of William P Carpenter who died on October 23, 2024 with a

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

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th 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 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.

MARIA HAMMOND Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 135264 148504 (11-28,12-5,12-12)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BELINDA JANE STEELE

Notice is given that Judith George, whose address is 200 Otmoor Ln, Cary, NC 27519-8364, and Tom Barker George, whose address is 200 Otmoor Ln, Cary, NC 27519-8364 were on October 25, 2024 appointed Co-Personal Representatives of the estate of Belinda Jane Steele who died on September 8, 2024 with a

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

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of 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.

JUDITH GEORGE TOM BARKER GEORGE 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. 135234 148509 (11-28,12-5,12-12)

# **LEGALS**

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

In The Estate Of: **CHARLES H. SAMPSON** Estate No.: 129992

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas  $^{\prime}$  J. Kokolis for judicial probate of the will dated 09/19/2005 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 23, 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

148545

(12-5,12-12)

# IN THE ESTATE OF **REBECCA B DIGGS**

Notice is given that Victoria R Sutton, whose address is 7520 Maple Ave, Unit 711, Takoma Park, MD 20912, was on November 6, 2024 appointed Personal Representative of the estate of Rebecca B Diggs who died on November 12, 2023 with a will.

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

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

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

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

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

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

VICTORIA R SUTTON

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

148510

Estate No. 131593 (11-28,12-5,12-12)

# LEGALS

Nickey Earline Patterson 6710 Oxon Hill Road, Suite 210 Oxon Hill, MD 20745 202-709-6726

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KAREN ANNETTE JONES-

Notice is given that Jefrey Jones, whose address is 1033 Allene Avenue SW, Atlanta, GA 30310, was on November 14, 2024 appointed Personal Representative of the estate of Karen Annette Jones-Curry, who died on January 4, 2024 without a

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of

Wills on or before the 14th 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 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.

JEFREY JONES Personal Representative

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

148511

Estate No. 135100 (11-28,12-5,12-12)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: **GERTRUDE PALMER** AKA GERTRUDE E. PALMER

AKA GERTRUDE ELIZABETH **PALMER** Estate No.: 132950

# NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Karen P. Quinn for judicial probate of the copy of the will undated, unsigned and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 14, 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.

Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

(12-5,12-12)148540

# **ORDER OF PUBLICATION**

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

CARL AND JOANNE CARNI LIV-ING TRUST D. 3/1/23, THE HUNTINGTON NATIONAL BANK FKA CHEMICAL BANK, THARRINGTON, IOHN

TRUSTEE, DENNIS M. COOMBE, TRUSTEE, PRINCE GEORGE'S COUNTY, **MARYLAND** 

AND

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

6206 57TH AVE

AND

Unknown Owner of the property 6206 57TH AVE described as follows: Property Tax ID 19-2140358 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005774

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

Lots 37.38, 5,100.0000 Sq.Ft. & Imps. Riverdale Heights Blk 5, Assmt \$316,200 Lib 48642 Fl 270, and assessed to Carni Carl And Joanne Living Trust.

19 2140358, 006206 57th Ave, Riverdale, Md 20737

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

of sale has expired.

It is thereupon this 9th day of December, 2024, by the Circuit Court

for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148593 (12-12,12-19,12-26)

# LEGALS

# ORDER OF PUBLICATION

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

518 70TH STREET TRUST, JAMES FITZGIBBONS,

TRUSTEE, JOYCE PEGGULA, ANNE SPEIGHT, NATHASHA SPEIGHT, PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

518 70TH ST

AND

Unknown Owner of the property 518 70TH ST described as follows: Property Tax ID 18-2068070 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005780

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

Lots 14 & 15, 5,000.0000 Sq.Ft. & Imps. Seat Pleasant Heig Blk P, Assmt \$250,000 Lib 48850 Fl 480, and assessed to 518 70th Street

18 2068070, 000518 70th St, Capitol Heights Md 20743

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

sale has expired.

It is thereupon this 9th day of December, 2024, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of January, 2025, warning all possess interacted in the warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 148594

# **LEGALS**

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

ROCHELLE HACKLEY HARRIS and ANTHONY HARRIS, H&W Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004048

NOTICE is hereby given this 9th day of December, 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 January, 2025 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 January, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 29,707.92. 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 El Amin, Clerk 148595 (12-12,12-19,12-26)

# **LEGALS**

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: GEORGE ALBERT BASSFORD, II

Estate No.: 131302

# 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-

A hearing will be held at 14735 Main Street, Room D4010, Upper Malboro, MD on January 29, 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

148584 (12-12,12-19)

> YOUR AD! Call 301-627-0900

THIS COULD BE

# **LEGALS**

RESCHEDULING NOTICE OF PUBLIC HEARING (Hearing rescheduled from Dec. 9, 2024, to Dec. 19, 2024, as previously advertised.)

# 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 Bladensburg, Maryland that on October 24, 2024 Annexation Resolution No. 01-2024 (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 SANTTARY 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) GENERALLY FROM THE INTERSECTION OF MD. ROUTE 201 NORTH 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 ACCOUNTS, SITUATED ALONG INWOOD STREET (UNDEVELOPED)), 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 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. In addition to previous notices published in November 2024, NOTICE is further hereby given by the Mayor and Council that it will hold a **RESCHEDULED PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

Tuesday, December 19, 2024

# at or about 5:30 o'clock P.M.

at 4229 Edmonston Road, Bladensburg, MD 20710 (Hearing rescheduled from Dec. 9, 2024, at 7 PM, to Dec. 19, 2024, at 5:30 PM, as previously advertised.)

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

Conditions of proposed annexation are as follows:

- The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. 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.
- 2. 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.
- Certain municipal services will be available to the Annexation Property 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

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 Resolution 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 further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government 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 Resolution, 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 Appendix of Property.

By Authority of:

148592

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

# **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

**MAKE MODEL** <u>VIN</u> **YEAR** 3N1CN8EV0ML890013 2021 Nissan Versa 1FAFP53221A244394 2001 Ford Taurus Chevrolet 1G11C5SL0FF128804 2015 Malibu KMHET46C06A089475 2006 Hyundai Sonata

(12-12)

To Subscribe C a 1 1 The Prince George's Post at 3 0 1 - 6 2 7 - 0 9 0 0

# **LEGALS**

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

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

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

You must reclaim these vehicles by: 12/24/2024.

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

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

SIERRA MD 5DS3146 1GTEK29I39Z267441 2009 GMC 2004 NISSAN X-TERRA MD 5BB3792 5N1ED28Y64C622747

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

CRUZE 1G1BC5SM1G7259443 2016 CHEVROLET MD 9EC3622 2005 DODGE GRAND CARAVAN VA TRD1600 1D4GP45R95B163303 1GBEL19W1VB196105 1997 CHEVROLET ASTRO VANVA UCW4572 2004 MERCEDES-BENZ SPRINT VA UDK2164 WD2PD643945577093

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

MURANO MD 8GA5228 JN8AZ08W16W527882 2006 NISSAN

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

1G1AL52F657551454 2005 CHEVROLET COBALT MD 8ED9139

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

2006 VOLVO DC JG3311 YV1MH682762214137 S40 2011 DODGE

CALIBER MD 8DG8490 1B3CB3HA7BD231982 METROPOLITAN TOWING INC 8005 OLD BRANCH AVE CLINTON, MD 20735

1989	PONTIAC	FIREBIRD	VA	4W992HM	1G2FW87H5GL230827
2023	JEEP	COMPASS	VA	THV6570	3C4NJDBN4PT535848
2008	AUDI	A6	MD	5DZ5119	WAUDH74F08N121138
2023	MITSUBISHI	MIRAGE	VA	TTD2689	ML32AUHJ4PH002391
2013	HYUNDAI	SONATA	MD	4FC2987	5NPEC4AC8DH681580
2009	AUDI	A4	MD	1EF5367	WAUSF78K29N046271
2020	DODGE	CHALLENGER	MD	2GD0745	2C3CDZJG6LH178002
2008	CHEVROLET	MALIBU	VA	UAA8632	1G1ZG57B88F223637
2008	LEXUS	ES350	VA	TJR1923	JTHBJ46G782208120

301-568-4400

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

2005 GMC VA TVL8611 1GKEK63U15J166633 YUKON 2HNYD28249H532900 2009 ACURA MDX MD 5FG1968 2005 ACURA 4EW5626 19UUA66225A077918 TL MD 2016 CHEVROLET KL1TD566X8B062264 AVEO MD 3EL8978

# LEGALS

(12-12)

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: 12/23/2024.

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

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

2005 MERCEDES-BENZ S430V DE XY620718 WDBNG70J15A444104

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

2003 AUDI WAUML64B52N038639 MD 765ATM 1997 DODGE RAM 1500 3B7HF13Z0VG788816 1999 GMC MD 3FD1354 2GTEK19T4X1515312 SIERRA

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

1996 HONDA ODYSSEY MD C3326752 JHMRA1879TC005131 2003 TOYOTA **SEQUOIA** 5TDZT34A33S201072 2007 HONDA RIDGELINE MD 6GH9724 2HJYK165X7H542763 2002 HONDA ACCORD DC FS7769 1HGCG66832A012411 2006 NISSAN ALTIMA 1N4AL11D46C149771 MD 58897CJ 2019 INFINITI JN1CV6ELXBM264216

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

2015 GMC ACADIA 1GKKVPKD9FJ147587 2013 FORD 1FADP3J25DL175255 **FOCUS** 2013 CHEVROLET DC EY7599 1G1PA5SGXD7119070 CRUZE 2003 MERCEDES-BENZE320 MD 1FRT16 WDBUF65JX3A199477 2011 FORD S1854410 1FTFX1ET6BFC09287 F150 GA 2006 JEEP. BDK9596 1J8HH48K56C167477 COMMANDER ΤX 2010 HONDA MD 7ES3227 19XFA1F56AE052435 CIVIC 2020 BMW S20038121 5UXFE43507L012330 X5 GA 1998 CHEVROLET 1500 GMT-400 MD 82803CK 2GCEK19R7W1208087 1989 CHEVROLET 3500 ZGB4518 1GBJR34K0KJ124813 PΑ CONVENTIONAL 2020 MASTIFF TRAILERS TRAILER 1M91B1618LG929236 2008 DODGE MD 2FE0540 3D7KS26D68G139961 **RAM** DENALI VA AH7213 1GKFK66U34J203096 4JGCB65E36A020952

2004 GMC 2006 MERCEDES-BENZR359 DC EN3143 2013 BMW WBA3B5G59DNS04968 328i 2006 NISSAN MAXIMA VA TVY8016 2005 NISSAN ALTIMA MD 1EE2360 2005 DODGE MAGNUM VA UDF 2012 CHEVROLET

148597

2G1WD5E31C1186387 IMPALA DC GC9513 (12-12)

1N4BA41EX6C814306

1N4AL11D25N475233

2D8GV58205H548989

# ORDER OF PUBLICATION

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

ALLENTOWN ROAD, LLC,

PRINCE GEORGE'S COUNTY, **MARYLAND** 

AND

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

7021 ALLENTOWN RD

AND

Unknown Owner of the property 7021 ALLENTOWN RD described as follows: Property Tax ID 06-0594382 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005751

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

Coxens Rest, 36,280.0000 Sq.Ft. & Imps., Assmt \$240,100 Map 106 Grid F2 Par 316 Lib 42079 Fl 129, and assessed to Allentown Road LLC. 06 0594382, 007021 Allentown Rd, Temple Hills Md 20748

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

sale has expired. It is thereupon this 3rd day of December, 2024, by the Circuit Court

for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or bethree (3) successive weeks on or before the 27th day of December, 2024, warning all persons interested in the property to appear in this Court by the 4th day of February, 2025 and re-deem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26)

# **ORDER OF PUBLICATION**

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

ADRIAN WADDELL, FARMINGTON WOODS HOMEWOWNERS ASSOCIATION INC., PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

15401 BLUE WILLOW LN

AND

Unknown Owner of the property 15401 BLUE WILLOW LN described as follows: Property Tax ID 05-0351981 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005754

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

Plat 3 L 5863 F 234, 45,984.0000 Sq.Ft. & Imps. Farmington Woods Lot 30, Assmt \$521,900 Lib 41120 Fl 384, and assessed to Waddell Adrian. 05 0351981, 015401 Blue Willow Ln, Accokeek Md 20607

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

sale has expired.

It is thereupon this 3rd day of December, 2024, by the Circuit Court for Prince George's County:
ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of December, 2024, warning all persons interested in the

property to appear in this Court by the 4th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 148573 (12-12,12-19,12-26)

# **LEGALS**

# ORDER OF PUBLICATION

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

8903 ARDWICK ARDMORE, LLC, PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

8903 ARDWICK ARDMORE RD

AND

Unknown Owner of the property 8903 ARDWICK ARDMORE RD described as follows: Property Tax ID 20-2249639 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005755

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

6,648.0000 Sq.Ft. & Imps. Cranmore Knolls Lot 2 Blk A, Assmt \$237,300 Lib 48179 Fl 537, and assessed to 8903 Ardwick Ardmore LLC. 20 2249639, 008903 Ardwick Ardmore Rd, Upper Marlboro Md 20774

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

It is thereupon this 3rd day of December, 2024, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of December, 2024, warning all persons interested in the property to appear in this Court by the 4th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk

148574 (12-12,12-19,12-26)

# **LEGALS**

# **NOTICE**

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kvle Blackstone Jason Murphy Iohn Anseİl

1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, **Plaintiffs** 

Esther L. Peterson

3009 Southern Avenue #23 Temple Hills, MD 20748 Defendant

# In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-001056

Notice is hereby given this 27th 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 27th 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 27th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$81,000.00. The property sold herein is known as 3009 Southern Avenue #23, Temple Hills, MD

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 148561 (12-5,12-12,12-19)

# **LEGALS**

# ORDER OF PUBLICATION

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

KAREN M DEAN, PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

3109 BRINKLEY STATION DR

AND

Unknown Owner of the property 3109 BRINKLEY STATION DR described as follows: Property Tax ID 12-1360429 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005756

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

2,250.0000 Sq.Ft. & Imps. Brinkley Station P Lot 27, Assmt \$243,500 Lib 10692 Fl 732, and assessed to Dean Karen M. 12 1360429, 003109 Brinkley Station Dr, Temple Hills Md

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

It is thereupon this 3rd day of December, 2024, by the Circuit Court

for Prince George's County:

ORDERED, That notice be given
by the insertion of a copy of this
Order in some newspaper having a
general circulation in Prince
George's County once a week for three (3) successive weeks on or before the 27th day of December, 2024, warning all persons interested in the property to appear in this Court by the 4th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 148575 (12-12,12-19,12-26)

# **LEGALS**

# ORDER OF PUBLICATION

Wright Properties, LLC Petitioner,

Land Investment & Marketing Corp. Profit Sharing Plan.

Prince George's County Maryland

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 8710 Jolly Dr, Fort Washington, MD  $\,$ 20744, Parcel No. 09-0923201

And

UNKNOWN OWNERS OF THE PROPERTY: 8710 Jolly Dr, Fort Washington, MD 20744, Parcel No. 09-0923201

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

Defendants.

# In the Circuit Court for Prince George's County Case No.: C-16-CV-24-005710

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

All that property in Prince George's County described as: Account Number: 09-0923201; 10,472.0000 Sq.Ft. Oaklawn Manor Lot 11 Blk G Assmt \$2,000 Lib 10733 Fl 113 and assessed to Land Invstmt & Mkt Corp Prft Shrg Pl.

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

It is thereupon this 2nd day of December, 2024, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2025, and

# redeem the property with Parcel Identification Number 09-0923201

encumbrances.

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

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

True Copy—Test: Mahasin El Amin, Clerk (12-5,12-12,12-19) 148563

# **LEGALS**

# ORDER OF PUBLICATION

Petitioner,

Wright Properties, LLC

Rebuild America Inc.

And Prince George's County Maryland

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 11801 Tamer Ct, Fort Washington, MD 20744, Parcel No. 05-0291401

And

UNKNOWN OWNERS OF THE PROPERTY: 11801 Tamer Ct, Fort Washington,

MD 20744, Parcel No. 05-0291401

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

# In the Circuit Court for Prince George's County Case No.: C-16-CV-24-005711

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

All that property in Prince George's County described as: Tax Account Number: 05-0291401; 20,735.0000 Sq.Ft. & Imps. Tantallon North Lot 75 Blk A Assmt \$174,667 Lib 35784 Fl 512 and assessed to Rebuild America Inc.

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

It is thereupon this 2nd day of December, 2024, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2025, and redeem the property with Parcel Identification Number 05-0291401 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148562 (12-5,12-12,12-19)

# LEGALS

# **ORDER OF PUBLICATION**

Wright Properties, LLC

Petitioner,

Park Inc.

And Prince George's County Maryland

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 0000 Banning Pl, Hyattsville, MD 20783, Parcel No. 17-1928225

And

UNKNOWN OWNERS OF THE PROPERTY: 0000 Banning Pl, Hyattsville, MD 20783, Parcel No. 17-1928225

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

Defendants.

# In the Circuit Court for Prince George's County Case No.: C-16-CV-24-005698

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

All that property in Prince George's County described as: Tax Account Number: 17-1928225; 8,594.0000 Sq.Ft. Park-

# **LEGALS**

side Lot 34 Blk C Assmt \$1,167 Lib 03721 Fl 404 and assessed to Park Inc.

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

It is thereupon this 2nd day of December, 2024, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2025, and redeem the property with Parcel Identification Number 17-1928225 and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-5,12-12,12-19)

# **LEGALS**

# ORDER OF PUBLICATION

Wright Properties, LLC Petitioner.

Stealth Construction Inc.

Prince George's County Maryland

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 0000 Livingston Rd, Oxon Hill, MD 20745, Parcel No. 12-1287812

UNKNOWN OWNERS OF THE PROPERTY: 0000 Livingston Rd, Oxon Hill, MD 20745, Parcel No. 12-1287812

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

Defendants.

## In the Circuit Court for Prince George's County Case No.: C-16-CV-24-005574

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

All that property in Prince George's County described as: Tax Account Number: 12-1287812; 20,521.0000 Sq.Ft. Assmt \$45,267 Map 105 Grid B3 Par 292 Lib 47359 Fl 058 and assessed to Stealth Construction Inc.

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

It is thereupon this 3rd day of December, 2024, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2025, and redeem the property with Parcel Identification Number 12-1287812 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 148571 (12-5,12-12,12-19)

# LEGALS

#### TOWN OF UNIVERSITY PARK LEGISLATIVE RESOLUTION 24-O-10

On December 2, 2024, the Common Council adopted, and on December 3, 2024, the Mayor signed, Legislative Resolution 24-O-10, to amend the Fiscal Year 2025 Budget to transfer \$10,000 from the Police and Public Safety Budget Line Item P1, "Salaries", to the General Government Budget Line Item G20, "General Office Expenses", to fund the purchase of office furniture for the Mayor and Town Administrator's office.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until December 13, 2024. The ordinance will take effect on December 22, 2024, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL TOWN OF UNIVERSITY PARK By: Laurie Morrissey, Mayor

Suellen M. Ferguson, Esq. Town Attorney

148576 (12-12) Alphia Jackson, Personal Representative c/o Amana Thompson

Simmons, Esquire 800 Conneticut Avenue, NW, Third Floor Washington, DC 20006 202-491-6823

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

NOTICE IS GIVEN that the Court of Probate of Richland County, South Carolina appointed Alphia Jackson, whose address is 3476 Bonham Road, Saluda, South Carolina 29138, as the Personal Representative of the Estate of Olander T. Williams who died on August 14, 2022 domiciled in South Carolina,

USA. The Maryland resident agent for service of process is Amana Thompson Simmons, Esquire, whose address is 18404 Lincoln Drive,

Aquasco, MD 20608. At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

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

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

(2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the cred-itor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by

law will be barred. ALPHIA JACKSON

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

148520 (11-28,12-5,12-12) Andrea D. Smith-Walker 9701 Apollo Drive, Suite 100 Largo, MD 20774

Estate No. 134466

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

301-543-9685

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EMILY JEAN BREW-HALL** Notice is given that Marsnita Newkirk, whose address is 2108 Browns Lane, Fort Washington, MD 20744, was on November 14, 2024 appointed Personal Representative of the estate of Emily Jean Brew-

Hall, who died on October 9, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th 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 obtained from the Register of Wills.

MARSNITA NEWKIRK Personal Representative

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

Estate No. 135388 (12-5,12-12,12-19)

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

In The Estate Of:

THE ORPHANS' COURT FOR

# **ELIZABETH A. SOUTHERLAND** Estate No.: 116730 NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the above estate: You are hereby notified that a pe-

tition has been filed by Thomas J. Kokolis 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 January 29, 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

148583

(12-12,12-19)

# TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 611 among the Land Records of Prince George's County Maryland against:

County, Maryland, against: RUDOLPH G. NUTTLEMAN, Sandra K. Nuttleman, Douglas P. Nuttle-

man, Timothy F. Nuttleman, and Susan R. Pospisil and by virtue of the power and authority granted by Order of Court, dated October 16, 2024, entered in Civil Case No. C16CV24004830 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 1203000/ 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").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1203000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

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

#### TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 614 among the Land Records of Prince George's County, Maryland, against:

HENRY K. GRISSINGER and Phyllis N. Grissinger, Trustees of the Henry K. Grissinger and Phyllis N. Grissinger Living Trust, dated November 28, 2006, and any amendments thereto

and by virtue of the power and authority granted by Order of Court, dated October 16, 2024, entered in Civil Case No. C-16-CV-24-004831 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

148312

One 1000000 / 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").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1000000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk

# **LEGALS**

and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

3 (11-28,12-5,12-12)

# TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 617 among the Land Records of Prince George's County, Maryland, against:

GENE CRONE and Jo A Crone

and by virtue of the power and authority granted by Order of Court, dated October 08, 2024, entered in Civil Case No. C16CV24004832 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 1010000 / 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, 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").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1010000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

148314 (11-28,12-5,12-12)

#### TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 226 among the Land Records of Prince George's County, Maryland, against:

William HC Ticknor and Pamela C. Ticknor and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004512 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

Marlboro, Maryland, on

One 1,120,000 / 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,

# LEGALS

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"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 1,120,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TO-GETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1,120,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

802 (11-28,12-5,12-12)

# LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: WILLIE R. WHITFIELD Estate No.: 133827

# NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Wendy Whitfield for judicial probate of the will undated and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 15, 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

148581 (12-12,12-19)

# LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: FLOZELL WASHINGTON

Estate No.: 134278

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 15, 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

148582

(12-12,12-19)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: CHARLES H. SAMPSON

CHARLES H. SAMPSON Estate No.: 129992

# NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Christina Armstrong for judicial probate of the will dated 09/19/2005 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 23, 2025 at 10:30 A.M.
This hearing may be transferred or

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

148546 (12-5,12-12)

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

Upper Marlboro, Maryland 20773 In The Estate Of: CHARLES H. SAMPSON

### Estate No.: 129992 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Cheryl D. Sampson for judicial probate of the will dated 09/19/2005 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 23, 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 148547 (12-5,12-12)

ORDER OF PUBLICATION

Prince George's County Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY:

7511 Waltons Way, Lanham, MD

UNKNOWN OWNERS OF THE

7511 Waltons Way, Lanham, MD

The unknown owner's heirs, de-

visees, and Personal Representa-

tives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns, or successors in

In the Circuit Court for

Prince George's County

Case No.: C-16-CV-24-005672

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following property in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland

to the plaintiff in this proceeding:

All that property in Prince

George's County described as: Tax Account Number: 20-2258242; S Pt Of Lot 6 Eq 14737 Sq Ft 14,737.0000 Sq.Ft. Lanham

Dale Blk D Assmt \$2,900 Lib

11974 Fl 121 and assessed to

The complaint states, among other

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

It is thereupon this 2nd day of December, 2024, by the Circuit Court

for Prince Georges County, That no-

tice be given by the insertion of a copy of this order in some newspa-

per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-

ing all persons interested in the property to appear in this Court by the 4th day of February 2025, and

redeem the property with Parcel Identification Number 20-2258242 and answer the complaint or there-

after a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free

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

(12-5,12-12,12-19)

and clear of all encumbrances.

Silva Jane L & Daniel J Trstees.

Defendants.

20706, Parcel No. 20-2258242

20706, Parcel No. 20-2258242

right, title and interest

Wright Properties, LLC

Jayne L Silva Trust

And

Wright Properties, LLC

Petitioner,

Edward K Ansong

Prince George's County Maryland

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 6303 61st Pl, Riverdale, MD 20737,

Parcel No. 19-5523235

And

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

# In the Circuit Court for Prince George's County

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

George's County described as: Account Number: 19-5523235; Riverdale Heig HTS 1,946.0000 Sq.Ft. Riverdale Heights Lot 40 Blk 23 Assmt \$37,133 Lib 29915 Fl 318 and assessed to Ansong Edward K.

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

It is thereupon this 2nd day of December, 2024, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2025, and redeem the property with Parcel Identification Number 19-5523235 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free

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

True Copy—Test: Mahasin El Amin, Clerk

148565

# **LEGALS**

v.

Park Inc.

PROPERTY:

Wright Properties, LLC

Prince George's County Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY:

0000 West Park Dr, Hyattsville, MD

UNKNOWN OWNERS OF THE

0000 West Park Dr, Hyattsville, MD

The unknown owner's heirs, de-

visees, and Personal Representa-

tives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns, or successors in

In the Circuit Court for

1928258; 11,978.0000 Sq.Ft. Park-

side Lot 37 Blk C Assmt \$1,600

Lib 03721 Fl 404 and assessed to

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

It is thereupon this 2nd day of December, 2024, by the Circuit Court

for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspa-

per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-

ing all persons interested in the property to appear in this Court by the 4th day of February 2025, and

redeem the property with Parcel Identification Number 17-1928258

and answer the complaint or there-

after a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

**LEGALS** 

ORDER OF PUBLICATION

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

BONNIE KLAPASKA, TRUSTEE,

ROSE SHANIS FINANCIAL SERV-

PRINCE GEORGE'S COUNTY,

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

uate and lying in Prince George's

Unknown Owner of the property

10701 CEDARVILLE RD described

as follows: Property Tax ID 11-

1189455 on the Tax Roll of Prince

George's County, the unknown

owner's heirs, devisees, and per-

County and known as:

10701 CEDARVILLE RD

BARBARA WASHINGTON,

JOHN A. WASHINGTON,

ICES, LLC,

AND

MARYLAND

(12-5,12-12,12-19)

Plaintiff

True Copy—Test: Mahasin El Amin, Clerk

148568

Park Inc.

Defendants

20783, Parcel No. 17-1928258

20783, Parcel No. 17-1928258

right, title and interest

Petitioner,

Wright Properties, LLC

And

Petitioner,

Prince George's County Maryland

And

UNKNOWN OWNERS OF THE

4621 Southern Ave, Capitol Heights,

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

# In the Circuit Court for Prince George's County

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

All that property in Prince George's County described as: Tax Account Number: 18-2051266; Sw Pt Lot 23 E Q 4934 Sf 4,934.0000 Sq.Ft. George J Bradbury Assmt \$11,100 Lib 13905 Fl 116 and assessed to Holly

It is thereupon this 2nd day of December, 2024, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2025, and redeem the property with Parcel Identification Number 18-2051266 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk

148567 (12-5,12-12,12-19)

In The Estate Of: FREDERICK WHITE, JR.

above estate:
You are hereby notified that a pe-

tition has been filed by Julia Harrell for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735

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 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(12-12,12-19)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: JOE N. YOUNG Estate No.: 132565

# NOTICE OF JUDICIAL PROBATE

appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 16, 2025 at 10:30 A.M.

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

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

148588

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

Petitioner,

Michael Holly

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 4621 Southern Ave, Capitol Heights, MD 20743, Parcel No. 18-2051266

PROPERTY:

MD 20743, Parcel No. 18-2051266

Defendants.

# Prince George's County Case No.: C-16-CV-24-005681 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty in the County of Prince

erty in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this proceeding: All that property in Prince George's County described as: Tax Account Number: 17-

Michael.

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

Prince George's County, Maryland

P.O. Box 1729 Upper Marlboro, Maryland 20773

Estate No.: 134199

# MARYLAND

In The Estate Of: OLALEYE BERNARD **OLANIYAN** AKA BERNARD O. OLANIYAN Estate No.: 134947

above estate:

You are hereby notified that a petition has been filed by Esther Adetola 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 **January 16, 2025** at 10:30 A.M.

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 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

148579 (12-12.12-19)

# **LEGALS**

fore the 3rd day of January, 2025 warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 148622

# **LEGALS**

# **ORDER OF PUBLICATION** Wright Properties, LLC

Petitioner.

Park Inc.

Prince George's County Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 0000 West Park Dr, Hyattsville, MD 20783, Parcel No. 17-1928241

UNKNOWN OWNERS OF THE PROPERTY: 0000 West Park Dr, Hyattsville, MD 20783, Parcel No. 17-1928241

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

Defendants.

#### In the Circuit Court for Prince George's County Case No.: C-16-CV-24-005686

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

All that property in Prince George's County described as: Tax Account Number: 17-1928241; 8,715.0000 Sq.Ft. Parkside Lot 36 Blk C Assmt \$1,167 Lib 03721 Fl 404 and assessed to Park Inc.

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

It is thereupon this 2nd day of December, 2024, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2025, and redeem the property with Parcel Identification Number 17-1928241 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

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

(12-5,12-12,12-19) 148569

# ORDER OF PUBLICATION

**LEGALS** 

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

MARIAM HUSSAIN MAZHAR HUSSAIN, PRINCE GEORGE'S COUNTY, MARYLAND

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

1603 LEE RD

Unknown Owner of the property 1603 LEE RD described as follows: Property Tax ID 05-0291500 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005762

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of

20,000.0000 Sq.Ft. & Imps. Friendly Farms Lot 22, Assmt \$314,133 Lib 42080 Fl 064, and assessed to Hussain Mariam Etal 05 0291500, 001603 Lee Rd, Fort Washington Md 20744

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

expired.

It is thereupon this 9th day of December, 2024, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of re-demption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148623 (12-12,12-19,12-26)

# LEGALS

# ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

Park Inc. And

Prince George's County Maryland

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 0000 West Park Dr, Hyattsville, MD

20783, Parcel No. 17-1928233

And

UNKNOWN OWNERS OF THE PROPERTY: 0000 West Park Dr, Hyattsville, MD 20783, Parcel No. 17-1928233

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

Defendants.

## In the Circuit Court for Prince George's County Case No.: C-16-CV-24-005691

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

All that property in Prince George's County described as: Tax Account Number: 17-1928233; 6,823.0000 Sq.Ft. Parkside Lot 35 Blk C Assmt \$900 Lib 03721 Fl 404 and assessed to Park Inc.

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

for redemption have not been paid. It is thereupon this 2nd day of December, 2024, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2025, and added the property with Parcel and the property with Parcel 1997. redeem the property with Parcel Identification Number 17-1928233 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148570 (12-5,12-12,12-19)

# THE PRINCE **GEORGE'S** POST Call

301-627-0900

Fax

301-627-6260

# ORDER OF PUBLICATION

And

UNKNOWN OWNERS OF THE

PROPERTY: 6303 61st Pl, Riverdale, MD 20737, Parcel No. 19-5523235

right, title and interest Defendants.

Case No.: C-16-CV-24-005669

Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this proceeding: All that property in Prince

The complaint states, among other

and clear of all encumbrances. MAHASIN EL AMIN

(12-5,12-12,12-19)

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

#### In The Estate Of: ELIADA T. LAFONTANT Estate No.: 132439

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by WILFRID LAFONTANT, JR. for judicial pro-

sonal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 9, 2025 at 10:30 A.M. This hearing may be transferred or ostponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

bate of the will dated 05/08/2020and for the appointment of a per-

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Cereta A. Lee P.O. Box 1729

148548

Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

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

In The Estate Of:

(12-5,12-12)

# GEORGE ALBERT BASSFORD, II Estate No.: 131302

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the above estate: You are hereby notified that a pe-

representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 29, 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.

tition has been filed by Michael

Adam Bassford for judicial probate

for the appointment of a personal

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

148585 (12-12,12-19)

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

True Copy—Test:

148566

LEGALS

Mahasin El Amin, Clerk

In The Estate Of: ELIADA T. LAFONTANT Estate No.: 132439

P.O. Box 1729 Upper Marlboro, Maryland 20773

JUDICIAL PROBATE To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by RICHARD LAFONTANT for judicial probate of the will dated 05/08/2020 and for the appointment of a personal rep-

NOTICE OF

resentative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 9, 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.

UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Cereta A. Lee P.O. Box 1729

<u>148549</u> (12-5,12-12)

above estate: You are hereby notified that a petition has been filed by Michele Blakeney for judicial probate for the

PHONE: (301) 952-3250

To all Persons Interested in the

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

(12-12,12-19)

# State of Maryland

Case No.: C-16-CV-24-005676

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

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the

Main Street, Room D4010, Upper Marlboro, MD on January 24, 2025 at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time.

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

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the

This hearing may be transferred or

sonal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and

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

CASE NO.: C-16-CV-24-005760

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following property described below in the State of Maryland, sold by the Collector of

interest in the property.

Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: 42,993.0000 Sq.Ft. & Imps. Brandywine Acres Lot 1, Assmt \$308,533 Lib 45317 Fl 471, and assessed to Washington Barbara A Etal.

11 1189455, 010701 Cedarville Rd,

Brandywine Md 20613

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

It is thereupon this 9th day of December, 2024, by the Circuit Court

for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-

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

SUBSCRIBE

TODAY!

#### TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in Liber 49809 at folio 214 among the Land Records of Prince George's County, Maryland, against:

John Leonard Halsted and Chaohui Luo

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C16CV24004537 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

500,000/ 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"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an ANNUAL Ownership Interest and has been allocated 500,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 500,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

148305 (11-28,12-5,12-12)

# LEGALS

#### TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as

250 Mariner Passage, National Harbor, Maryland In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024,

in Liber 49507 at folio 593 among the Land Records of Prince George's County, Maryland, against: WILLIAM FAULKNER

and by virtue of the power and authority granted by Order of Court, dated October 16, 2024, entered in Civil Case No. C16CV24004751 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 1,273,000/2,855,944,500 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").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit

# **LEGALS**

G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1273000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

148306 (11-28,12-5,12-12)

# Serving Prince George's County Since 1932

# LEGALS

#### TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 596 among the Land Records of Prince George's County, Maryland, against:

MICHAEL L. HARPER and Bridgette B. Harper

and by virtue of the power and authority granted by Order of Court, dated October 16, 2024, entered in Civil Case No. C16CV24004752 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 1000000 / 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").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1000000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Úse Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

# **LEGALS**

#### TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024. in Liber 49507 at folio 599 among the Land Records of Prince George's County, Maryland, against:

CAROL JOHNSTON and Stan Tuck

and by virtue of the power and authority granted by Order of Court, dated October 16, 2024, entered in Civil Case No. C16CV24004786 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

#### WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One  $\,$  1105000/ 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").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1105000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

(11-28,12-5,12-12) 148308

Phillip Karasik 3800 Howard Ave Suite 2 Kensington, MD 20895

# 301-654-0154 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

ADOLFINE M AUGUSTIN Notice is given that Konrad L Augustin, whose address is 7404 Berryleaf Dr. Laurel, MD 20707, was on October 31, 2024 appointed Per-

sonal Representative of the estate of Adolfine M Augustin who died on April 23, 2023 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate 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 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 percopy 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

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.

KONRAD L AUGUSTIN Personal Representative

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

148502

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129879

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

Christopher B. Walter 11000 Broken Land Parkway, Suite 600 Columbia, Maryland 21044 410-995-5800

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF REBECCA NEMETZ

Notice is given that Dennis G Nemetz, whose address is 9556 Wandering Way, Columbia, Maryland 21045, was on October 31, 2024 appointed Personal Representative of the estate of Rebecca Nemetz who died on March 14, 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 probate 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 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.

DENNIS G. NEMETZ Personal Representative

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

Estate No. 135292

148501 (11-28,12-5,12-12)

148307 (11-28,12-5,12-12)

# TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 602 among the Land Records of Prince George's County Maryland, against:

County, Maryland, against: RONALD ALBERT CAHILL and Myung Sook Lee

and by virtue of the power and authority granted by Order of Court, dated October 25, 2024, entered in Civil Case No. C16CV24004800 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 1000000 / 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").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1000000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

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

#### TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 605 among the Land Records of Prince George's County,

Maryland, against:
DIANE A. EMERSON and John R. Emerson
and by virtue of the power and authority gra

148309

and by virtue of the power and authority granted by Order of Court, dated October 25, 2024, entered in Civil Case No. C16CV24004805 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 1,250,000/389,331,000 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").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a / an Annual Ownership Interest and has been allocated 1,250,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of

# LEGALS

any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

10 (11-28,12-5,12-12)

# TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 1/2/2024, recorded January 30, 2024, in Liber 49507 at folio 608 among the Land Records of Prince George's County, Maryland, against:

OTTO B. MARTINSON and Brigita M. Martinson

and by virtue of the power and authority granted by Order of Court, dated October 08, 2024, entered in Civil Case No. C16CV24004803 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

## WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

One 1469000/ 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").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 1469000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of

Daniel C. Zickefoose, Trustee

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

**LEGALS** 

# TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE

IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 4/4/2024, recorded May 14, 2024, in

Liber 49809 at folio 208 among the Land Records of Prince George's County, Maryland, against:
Dorothy D. Dressel, Trustee and Daniel E. Dressel, Trustee, of the Dressel Family Trust, dtd September 2, 2009

and by virtue of the power and authority granted by Order of Court, dated September 26, 2024, entered in Civil Case No. C-16-CV-24-004517 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street,

# WEDNESDAY, DECEMBER 18, 2024, AT 11:00 AM

the real property described as follows:

Upper Marlboro, Maryland, on

148311

One 923,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217,

# LEGALS

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"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 923,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 923,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

3303 (11-28,12-5,12-12)

# Serving Prince George's County Since 1932

# LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF VALRITA VESTINE FLEMING BRANIC

Notice is given that Bianca Branic, whose address is 7901 Trumps Hill Rd, Upper Marlboro, MD 20772, was on November 19, 2024 appointed Personal Representative of the estate of Valrita Vestine Fleming Branic who died on February 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 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 19th 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 obtained from the Register of Wills.

BIANCA BRANIC Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 133009 148552 (12-5,12-12,12-19)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLOTTE ANN ALONSO

Notice is given that Michelle Alonso, whose address is 353 Main St, Apt 3, Saint Agatha, ME 04772-6176, was on November 12, 2024 appointed Personal Representative of the estate of Charlotte Ann Alonso, who died on October 16, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th 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 obtained from the Register of Wills.

> MICHELLE ALONSO Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

148556

Estate No. 135417 (12-5,12-12,12-19)

Rachel Munoz, Esq. 7 Riggs Avenue Severna Park, MD 21146 410-541-0269

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MONICA PALMER-GOODWINE

Notice is given that James Speller, whose address is 8406 Cinema Ct, Clinton, MD 20735, was on October 24, 2024 appointed Personal Representative of the estate of Monica Palmer-Goodwine, who died on August 6, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th 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. Ćlaim forms may be obtained from the Register of Wills.

> JAMES SPELLER Personal Representative

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

Estate No. 135026

148512 (11-28,12-5,12-12)

# Rosalyn E. Pugh, Esq 1401 Mercantile Lane Suite 211

Largo, MD 20774 (301) 772-0006

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF DEIDRE EDWINA GREENLEE

Notice is given that Terri L Strachan, whose address is 2081 Almassera Drive, Little Elm, Texas 75068, was on August 30, 2024 appointed Personal Representative of the estate of Deidre Edwina Greenlee who died on July 3, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of February, 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 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.

TERRI L STRACHAN Personal Representative

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

Upper Marlboro, MD 20773-1729

Estate No. 134551

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

<u>148503</u>

# Serving

# Prince George's County Since 1932

# **LEGALS**

# ORDER OF PUBLICATION

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

HONGKUAN LI, PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

5500 MEDFORD AVE

Unknown Owner of the property 5500 MEDFORD AVE described as follows: Property Tax ID 06-0637686 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005764

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

 $10,\!375.0000$  Sq.Ft. & Imps. Princeton Lot 1 Blk 8, Assmt \$262,300 Lib 43043 Fl 372, and assessed to Li Hongkuan.

06 0637686, 005500 Medford Ave, Suitland Md 20746

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

It is thereupon this 9th day of December, 2024, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the inportion of a copy of this

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of re-demption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 148624 (12-12,12-19,12-26)

LM File No.: 3401-00002 LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

# ORDER OF PUBLICATION

Aburough Abegesah, Plaintiff,

The testate and intestate successors of Nathan Metz, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lts 2 3 6,674.0000 Sq.Ft. Bradbury Heights Blk 21 Assmt \$10,433 Lib 02675 Fl 134 and being identified on the Tax Roll as Parcel ID: 06-0542308, and which may be known as 4600 Bennett Ave., Suitland, MD 20746, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lts 1 2 3 6,674.0000 Sq.Ft. Bradbury Heights Blk 21 Assmt \$10,433 Lib 02675 Fl 134 and being identified on the Tax Roll as Parcel ID: 06-0542308, and which may be known as 4600 Bennett Ave., Suitland, MD 20746, Defendants.

## In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-005850 (TAX SALE)

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

described as Lts 1 2 3 6,674.0000 Sq.Ft. Bradbury Heights Blk 21 Assmt \$10,433 Lib 02675 Fl 134 and being identified on the Tax Roll as Parcel ID: 06-0542308, and which may be known as 4600 Bennett Ave., Suitland, MD 20746.

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

It is thereupon this 9th day of December, 2024, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025, and redeem their property and/or

# **LEGALS**

answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(12-12,12-19,12-26)

# **LEGALS**

LM File No.: 3401-00001

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

# ORDER OF PUBLICATION

Plaintiff,

Aburough Abegesah,

Huntmar Equities Limited Partnership; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Popes Creek Br Anch Sheet 4 L6596 f916 35,980.0000 Sq.Ft. Assmt \$3,500 Map 046 Grid E2 Par 114 Lib 06798 Fl 684 and being identified on the Tax Roll as Parcel ID: 07-0797084, and which may be known as Vacant lot on Annapolis Rd., Bowie, MD 20720, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Popes Creek Br Anch Sheet 4 L6596 f916 35,980.0000 Sq.Ft. Assmt \$3,500 Map 046 Grid E2 Par 114 Lib 06798 Fl 684 and being identified on the Tax Roll as Parcel ID: 07-0797084, and which may be known as Vacant lot on Annapolis Rd., Bowie, MD

Defendants.

# In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-005849 (TAX SALE)

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

described as Popes Creek Br Anch Sheet 4 L6596 f916 35,980.0000 Sq.Ft. Assmt \$3,500 Map 046 Grid E2 Par 114 Lib 06798 Fl 684 and being identified on the Tax Roll as Parcel ID: 07-0797084, and which may be known as Vacant lot on Annapolis Rd., Bowie, MD 20720.

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

It is thereupon this 9th day of December, 2024, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(12-12,12-19,12-26)

# LEGALS

# **NOTICE**

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

Plaintiffs

Defendant

Robel Tesfay Yohannes

#### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL NO. C-16-CV-24-003307

ORDERED, this 9th day of December 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8223 Dellwood Court, Lanham, Maryland 20706 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of January, 2025 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

9th day of January, 2025, next. The report states the amount of sale to be \$314,000.00. MAHASIN EL AMIN

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

148625 (12-12,12-19,12-26)

Brian K. Young Esq. 808 S. Main Street Bel Air, MD 21014 410-836-8836

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

NOTICE IS GIVEN that the Circuit Court of Osceola County, Florida appointed William Dietrich, whose address is 21424 Medina, Mission Viejo, CA 92692, as the Personal Representative of the Estate of Marilyn Tileston who died on July 8, 2023 domiciled in Osceola County, Florida.

The Maryland resident agent for service of process is Brian K. Young, whose address is 808 S. Main Street, Bel Air, MD 21014.

At the time of death, the decedent owned real or leasehold property in

the following Maryland counties: PRINCE GEORGE'S COUNTY

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

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

(2) Two months after the foreign personal representative mails or de livers 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 claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

WILLIAM DIETRICH Foreign Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. BOX 1729 UPPER MARLBORO, MD 20773

Estate No. 134430 (11-28,12-5,12-12) 148519

# **LEGALS**

THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

IN THE MATTER OF ZAIN BROOKS:

Case No. C-16-FM-24-005843

# **ORDER OF PUBLICATION**

ORDERED, on this 22nd day of November, 2024, by the Circuit Court for Prince George's County MD:

That the Interested Party, JOHN DOE (UNKNOWN BIRTH FA-THER), is hereby notified that the Petitioner has filed a PETITION FOR GUARDIANSHIP OF MINOR, which seeks guardianship of the person of Zain Brooks, a minor child and states the last known address for the Interested Party is UN-KNOWN, and therefore it is;

ORDERED, that the Petitioner may serve process to the Interested Party, JOHN DOE (UNKNOWN BIRTH FATHER), in accordance with Maryland Rule 2-122(c) as follows:

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

ORDERED, said posting to be completed by the 22nd day of December, 2024, and it is further;

ORDERED, THAT THE INTER-ESTED PARTY, JOHN DOE (UNKNOWN BIRTH FATHER), IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 21ST DAY OF JANUARY, 2025, MAY RESULT IN THE CASE PRO CEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test: Mahasin El Amin, Clerk

(12-5,12-12,12-19)

# **LEGALS**

Defendants

**NOTICE** 

1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees,

In the Circuit Court for Prince

George's County, Maryland

Case No. C-16-CV-23-001457

Notice is hereby given this 14th 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, will be ratified

and confirmed, unless cause to the contrary thereof be shown on or be-

fore the 16th 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 succes-

sive weeks before the 16th day of

The Report of Sale states the

amount of the foreclosure sale price

to be \$536,000.00. The property sold herein is known as 13615 Vincent Way, Bowie, MD 20715

MAHASIN EL AMIN

Clerk of the Circuit Court

Prince George's County, MD

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

December, 2024.

True Copy—Test:

148480

Mahasin Él Amin, Clerk

Richard E. Solomon

Michael McKeefery

Christianna Kersey

Kevin Hildebeidel

Kyle Blackstone

Kathleen Young

Craytonia L Davis

Janice M. Davis

13615 Vincent Way

Bowie, MD 20715

Richard J. Rogers

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,

**NOTICE** 

Alfred J. Szczerbicki, Esq., Personal Representative for the Estate of Edith K. Harrison 3617 Dixon Street Temple Hills, MD 20748

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-003729

Notice is hereby given this 14th 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, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th 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 16th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$221,749.61. The property sold herein is known as 3617 Dixon Street, Temple Hills, MD 20748.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 148479 (11-28,12-5,12-12)

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ZELAYA STANLEY MAYO

Notice is given that Craig Mayo, whose address is 15207 Jenkins Ridge Rd, Bowie, MD 20721, was on November 21, 2024 appointed Personal Representative of the estate of Zelaya Stanley Mayo who died on October 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 probate of the decedent's will) shall file r objections with the I Wills on or before the 21st 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 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.

CRAIG MAYO Personal Representative

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

Estate No. 135504

(12-5,12-12,12-19)

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES A KLOSEK

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Angela Klosek, whose address is 10122 Dubarry St, Glenn Dale, MD 20769-9252, was on November 25, 2024 appointed Personal Representative of the estate of Charles A Klosek who died on February 17, 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 probate of the decedent's will) shall file ır objections with the Wills on or before the 25th 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 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.

ANGELA KLOSEK

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 133762 (12-5,12-12,12-19)

# THE PRINCE

GEORGE'S

CALL 301-627-0900

FAX 301-627-6260

POST NEWSPAPER

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

TO ALL PERSONS INTERESTED **CAROL D FRASER** 

Notice is given that Llewellyn Fraser, whose address is 2612 Ritchie Rd, District Heights, MD 20747, was on August 2, 2024 appointed Personal Representative of the estate of Carol D Fraser, who died on June 28, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of February, 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.

LLEWELLYN FRASER Personal Representative

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

Estate No. 134304 148515 (11-28,12-5,12-12)

# LEGALS

Rick Todd 5850 Waterloo Road, Suite 140 Columbia, MD 21045 443-720-7500

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DANIEL ALEMU GEBRU

Notice is given that Yeshi Alemayehu Chekole, whose address is 3412 Cherry Hill Ct, Beltsville, MD 20705, was on November 15, 2024 appointed Personal Representative of the estate of Daniel Alemu Gebru, who died on January 2, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th 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 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.

> YESHI ALEMAYEHU Personal Representative

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

Estate No. 135138

148521 (11-28,12-5,12-12)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF NATHANIEL DERRICK HERBERT

Notice is given that Lorraine Herbert, whose address is 7307 Malden Lane, District Heights, MD 20747-3525, was on October 29, 2024 ap-pointed Personal Representative of the estate of Nathaniel Derrick Herbert, 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 probate of the decedent's will) shall file heir objections with the Register of Wills on or before the 29th 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.

> LORRAINE HERBERT Personal Representative

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

Estate No. 135209

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

Lee Carpenter, Esq. Offit Kurman, P.A. 1954 Greenspring Drive, Suite 605 Timonium, MD 21093

410-209-6400

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SEAN TOWNSEND

Notice is given that Melissa Sue Fury f/k/a Melissa Sue Buckley, whose address is 1407 Walnut Street, Camp Hill, PA 17011, was on November 15, 2024 appointed Personal Representative of the estate of Sean Townsend who died on January 22, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of

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

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

f/k/a MELISSA SUE BUCKLEY Personal Representative

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

Estate No. 133862 148499 (11-28,12-5,12-12)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ELEANOR THOMPSON** 

Notice is given that Bertha Thompson, whose address is 6008 Armaan Dr, Glenn Dale, MD 20769without 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 April, 2025.

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

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.

> BERTHA THOMPSON Personal Representative

Prince George's County P.O. Box 1729

148517

Alexander J. Zarzecki, Esq. Frank, Frank & Scherr, LLC 1340 Smith Avenue, Suite 300 Baltimore, Maryland 21209 410-337-8900

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EUGENE GLEN GEORGE** 

was on November 14, 2024 appointed Personal Representative of the estate of Eugene Glen George who died on April 3, 2024 with a

Further information can be obving the estat 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

other delivery of the notice.

tained from the Register of Wills.

Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

**LEGALS** 

# GOVERNMENT **Board of License**

(Liquor Control Board)

9210, was on October 25, 2024 appointed Personal Representative of the estate of Eleanor Thompson, who died on September 27, 2024

Wills on or before the 25th day of Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register (Willy with a court to the undersigned will a with a court to the court of the court

(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

CERETA A. LEE REGISTER OF WILLS FOR UPPER MARLBORO, MD 20773-1729

Estate No. 135237 (11-28,12-5,12-12)

Notice is given that Amanda Weiskopff, whose address is 154 Harvey Road, Kingston, TN 37763,

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of May, 2025.

(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-

AMANDA WEISKOPFF

UPPER MARLBORO, MD 20773-1729 Estate No. 134064 (11-28,12-5,12-12)

# PRINCE GEORGE'S COUNTY

Commissioners

**REGULAR SESSION DECEMBER 17, 2024** 

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

# TRANSFER OF LOCATION

Martha Moscoso, Managing Member for a Class B, Beer, Wine, and Liquor for the use of El Rodeo Restaurant, Inc., t/a El Rodeo Restaurant, 6258 Kenilworth Av-enue, Riverdale Park, 20737 transfer from Old Town Hospitality, LLC, t/a Old Bowie Town Grille, 8604 Chestnut Avenue, Bowie, 20715, Theresa A. Thompson, Member-Manager, Lisbeth O'Brien, Member, Jack R. Murphy, Member.

#### NEW - CLASS D, BEER, AND WINE

Ann President/Secretary/Treasurer, for a Class D, Beer, and Wine for the use of TopShot Golf, Inc., t/a Laurel Golf Center, 9801 Fort Meade Road, Laurel, 20707.

# SPECIAL ENTERTAINMENT

1. t/a House of Comedy and Jazz, Darnell Dinkins, Authorized Person, Class B, Beer, Wine and Liquor, 9430 Annapolis Road, Lanham, 20706. - Request for a Special Entertainment Permit.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, December 17, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director November 27, 2024

148558 (12-5,12-12)

# **LEGALS**

# ORDER OF PUBLICATION

1906 Towne Center Blvd., Suite 275 Annapolis, MD 21401

Plaintiff,

Kevin King 9309 Kimbark Ave Lanham, MD 20706

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTIES 5623 WALNUT AVE, LANHAM, MD 20706-0000, Parcel No. 14-1639103 AND 5712 WALNUT AVE, LANHAM, MD 20706-0000 Parcel No. 14-1639111

ANY UNKNOWN OWNER OF THE PROPERTIES 5623 WALNUT AVE, LANHAM, MD 20706-0000, Parcel No. 14-1639103 AND 5712 WALNUT AVE, LANHAM, MD 20706-0000 Parcel No. 14-1639111

Defendants.

In the Circuit Court for Prince George's County

# Case No.: C-16-CV-24-005591

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following properties Parcel Identification Numbers 14-1639103 and 14-1639111 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

# LOTS 36.37 and LOTS 17.18

Street Address: 5623 WALNUT AVE, LANHAM, MD 20706-0000 and 5712 WALNUT AVE, LAN-HAM, MD 20706-0000

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

It is thereupon this 25th day of November, 2024, by the Circuit Court for Prince Georges County, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the warning all persons interested in the property to appear in this Court by the 28th day of January 2025, and redeem the property with Parcel Identification Number Parcel No. 14-1639103 and 14-1639111 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

148527

True Copy—Test: Mahasin El Amin, Clerk (12-5,12-12,12-19)

# **LEGALS**

#### PRINCE GEORGE'S COUNTY GOVERNMENT

#### **BOARD OF LICENSE COMMISSIONERS**

# NOTICE OF **PUBLIC HEARING**

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George' County on December 23, 2024, will be heard on February 25, 2025.

Class B, Beer and Wine - 17 BW 46, 17 BW 47, 17 BW 48

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

A virtual hearing will be held via Zoom on Wednesday, January 8, 2025, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <a href="http://bolc.mypgc.us">http://bolc.mypgc.us</a> or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director November 27, 2024

148557 (12-5,12-12)

**LEGALS** 

Martin G. Oliverio, Esquire 14300 Gallant Fox Lane, Suite 218 Bowie, MD 20715 301-383-1856

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GARL LACY CUTLIP, JR.

Notice is given that Janice E. Cunningham, whose address is 1458 Jameson Pl, Crofton, MD 21114, was on November 21, 2024 appointed Personal Representative of the estate of Garl Lacy Cutlip, Jr. who died on August 13, 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 21st 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, except if the decedent died before October 1, 1992, nine months from the date of the

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

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

JANICE E. CNNINGHAM Personal Representative

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

(12-5,12-12,12-19) 148551

Estate No. 134764

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

**LEGALS** 

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: S WILLIAM NAATZ, JR. Estate No.: 133880

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Ernest J. Reynolds for judicial probate the copy of the will dated 09/08/2015 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 9, 2025 at This hearing may be transferred or postponed to a subsequent time.

tained by reviewing the estate file in the Office of the Register of Wills. REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

P.O. Box 1729

148550

Further information may be ob-

UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(12-5,12-12)

# **ORDER OF PUBLICATION**

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

Omaha, NE 68131

Plaintiff,

John R. Marks State of Maryland Defendants

# 4410 OGLETHORPE ST APT 501,

and

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

**HYATTSVILLE, MD 20781** 

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 501, HYATTSVILLE, MD 20781, District 16, described as follows:

and assessed to MARKS JOHN R.

## In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005544

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 501, HYATTSVILLE, MD 20781 in Prince George's County, Maryland, described as:

Condominium Unit numbered 501 in the condominium regime named"THE OGLETHORPE, A CONDOMINIUM" established by Declaration dated October 15, 1981 and recorded November 30, 1981 in Liber 5478 at folio 220 among the Land Records of Prince George's County, Maryland; by By-Laws attached to said Declaration; and by Condominium Plat consisting of eleven sheets recorded in Condominium plat book 111 beginning at plat 69 among the aforesaid land records; and as amended by First Amendment to By-laws dated April 1, 1982 and recorded in Liber 5519 at

and assessed to MARKS JOHN R

(the "Property").

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

paid. It is thereupon this 19th 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 21st 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 encum-

MAHASIN EL AMIN Clerk of the Circuit Court for

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

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

148496

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