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Plaintiff

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

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 Él Amin, Clerk (12-12,12-19,12-26)

LEGALS

ORDER OF PUBLICATION

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

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

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 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 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 nec-essary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

or sale has expired.

It is thereupon this 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 148593 (12-12,12-19,12-26)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

PATRICIA ELAINE GROSS,

sole owner

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 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 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 llectively, the "Timeshare

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

Declaration").

True Copy—Test: Mahasin El Amin, Clerk

148591

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

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

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNA HESS MCLEAN

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 May, 2025.

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 ob-tained 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 148586 (12-12,12-19,12-26)

LEGALS

Plaintiff

Defendant(s)

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

Thomas Wilmire and Rose M. Wilmire

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 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 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 VOÎ 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) 148577

LEGALS

ORDER OF PUBLICATION

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

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 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 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 Trust.

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

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 148594 (12-12,12-19,12-26)

LEGALS

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 pro-

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of May, 2025. Any person having a claim against the decedent must present the claim to the undersigned personal repre-

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

sentative or file it with the Register

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

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 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 135380 148587 (12-12,12-19,12-26)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-

Plaintiff

Lahazel Farrow and Zeandrew Farrow Jr.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003997

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 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 \$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, 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

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

Declaration").

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

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 Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 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 o 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 (12-12.1)

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

LEGALS LM File No.: 3401-00002

LEWIS MCDANIELS, LLC

50 Citizens Way Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION Aburough Abegesah,

vs.

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 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 unknown owner's heirs, devisees, and personal representa-tives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in ight, 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., Śuitland, 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 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) <u>1485</u>99

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

JEAN A JACKSON Notice is given that JET'AIME M JACKSON SR, whose address is 6502 Steuben Ct, Clinton, MD 20735, was on December 10, 2024 appointed Personal Representative of the estate of Jean A Jackson, who died on November 5, 2024 without

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

tative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of June, 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.

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

A claim not presented or filed on

JET'AIME M JACKSON SR Personal Representative

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

Estate No. 135610 (12-26,1-2,1-9) 148686

THIS COULD BE

YOUR AD!

Call 301-627-0900

LEGALS

Jennifer I. Brandi, Esq. Brandi Law, LLC 5303 Baltimore Ave, Suite 206 Hyattsville, MD 20781

301-699-3100 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JUDITH T SCIANNELLA AKA: JUDITH ANN SCIANNELLA

Notice is given that Laura Welsh,

whose address is 4400 Lincoln Ave, Beltsville, MD 20705, was on November 26, 2024 appointed Personal Representative of the estate of Judith

T Sciannella AKA: Judith Ann Sciannella who died on October 6, 2024 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

tative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th 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.

LAURA WELSH Personal Representative

Prince George's County Upper Marlboro, MD 20773-1729

Estate No. 135577 (12-19,12-26,1-2)

REGISTER OF WILLS FOR P.O. Box 1729

148637

ORDER OF PUBLICATION

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

HONGKUAN LI, 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:

5500 MEDFORD AVE

AND

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 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:

10,375.0000 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 exprised. of sale has expired.

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 bethree (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

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

LEGALS

ORDER OF PUBLICATION

C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

POSADA'S AUTO BODY INC SANDY SPRING BANK FKA MONUMENT BANK LISA S FLECK, TRUSTEE OF THE LISA S FLECK REVOCABLE TRUST, TRUSTEE PRINCE GEORGE'S COUNTY, Maryland

AND

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 0113407, E 101 FT PARCEL N, 16,248 SQ.FT. & IMPS INDUS-TRIAL CITY; ASSMT \$856,400 LIB 15240 FL 029 AND ASSESSED TO POSADA'S AUTO BODY INC. KNOWN AS 5225 MONROE PL HYATTSVILLE MD 20781.

Defendants In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. C-16-CV-24-005823

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 0113407, E 101 FT PARCEL N, 16,248 SQ.FT. & IMPS INDUS-TRIAL CITY; ASSMT \$856,400 LIB 15240 FL 029 AND ASSESSED TO POSADA'S AUTO BODY INC. KNOWN AS 5225 MONROE PL HYATTSVILLE MD 20781.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 10th day of December, 2024, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince ing general circulation in Prince George's County, Maryland, 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 herein described 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 148630 (12-19,12-26,1-2)

LM File No.: 3412-00003

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

ORDER OF PUBLICATION

Medical Estate LLC,

Plaintiff.

Virginia Lane, L.L.C.; NVR, Inc.; Matt Beck, Substitute Trustee; Kirk Kubista, Substitute Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 1,574.0000 Sq.Ft. 17127161 Do Not Us Assmt \$15,000 Lib 16504 Fl 503 and being identi-fied on the Tax Roll as Parcel ID: 12-3975075, and which may be known as Vacant lot on Virginia Ln., Oxon Hill, MD 20745, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 1,574.0000 Sq.Ft. 17127161 Do Not Us Assmt \$15,000 Lib 16504 Fl 503 and being identified on the Tax Roll as Parcel ID: 12-3975075, and which may be known as Vacant lot on Virginia Ln., Oxon Hill, MD 20745,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-005862 (TAX SALE)

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

described as 1,574.0000 Sq.Ft. 17127161 Do Not Us Assmt \$15,000 Lib 16504 Fl 503 and being identified on the Tax Roll as Parcel ID: 12-3975075, and which may be known as Vacant lot on Virginia Ln., Oxon Hill, MD 20745.

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

It is thereupon this 10th 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 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

(12-19,12-26,1-2)

LM File No.: 3401-00004

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION

Scientific Estate, LLC, Plaintiff,

VS.

Maryland Homes Brock 2 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 2,525 Šf Of Ab Nd Asher Ct Trns D T S/b 8/11/93 L8951 F 300 2,525.0000 Sq.Ft. Brock Hills Blk A Assmt \$500 Lib 08951 Fl 300 and being identified on the Tax Roll as Parcel ID: 03-0190744, and which may be known as Vacant lot on Asher St., Upper Marlboro, MD 20772, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 2,525 Sf Of Ab Nd Asher Ct Trns D T S/b 8/11/93 L8951 F 300 2,525.0000 Sq.Ft. Brock Hills Blk A Assmt \$500 Lib 08951 Fl 300 and being identified on the Tax Roll as Parcel ID: 03-0190744, and which may be known as Vacant lot on

Asher St., Upper Marlboro, MD

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-005855 (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 2,525 Sf Of Ab Nd Asher Ct Trns D T S/b 8/11/93 L8951 F 300 2,525.0000 Sq.Ft. Brock Hills Blk A Assmt \$500 Lib 08951 Fl 300 and being identified on the Tax Roll as Parcel ID: 03-0190744, and which may be known as Vacant lot on Asher St., Upper Marlboro, MD

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

It is thereupon this 10th day of December, 2024, by the Circuit Court for

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

(12-19,12-26,1-2)

LEGALS

LM File No.: 3401-00003

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

ORDER OF PUBLICATION

Plaintiff,

Scientific Estate, LLC,

Stephanie Nelms; Commercial Federal Mortgage Corporation; Mark Edward Futrovsky, Substitute Trustee; Todd B. Forster, Substitute Trustee; Kalle M. Bannister, Substi-Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Outlot D Ex 67 45 Sq Ft 3,633.0000 Sq.Ft. Pyles & Welches Cl Blk E Assmt \$433 Lib 36759 Fl 212 and being identified on the Tax Roll as Parcel ID: 05-0374876, and which may be known as Vacant lot on Joseph Dr., Clinton, MD 20735, 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 Outlot D Ex 67 45 Sq Ft 3,633.0000 Sq.Ft. Pyles & Welches Cl Blk E Assmt \$433 Lib 36759 Fl 212 and being identified on the Tax Roll as Parcel ID: 05-0374876, and which may be known as Vacant lot on Joseph Dr., Clinton, MD 20735, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-005854 (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 Outlot D Ex 67 45 Sq Ft 3,633.0000 Sq.Ft. Pyles & Welches Cl Blk E Assmt \$433 Lib 36759 Fl 212 and being identified on the Tax Roll as Parcel ID: 05-0374876, and which may be known as Vacant lot on Joseph Dr., Clinton, MD 20735.

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

It is thereupon this 10th 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 Ğeorge'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

(12-19,12-26,1-2)

The Prince George's Post Newspaper Call 301-627-0900 Fax 301-627-6260 Have a Very Нарру

Holiday!

LM File No.: 3412-00002

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION

Medical Estate LLC,

Plaintiff,

Earnshaw Acres, LLC; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Outlot A 31,576.0000 Sq.Ft. Earnshaw Estates-p Assmt \$6,300 Lib 15396 Fl 316 and being identified on the Tax Roll as Parcel ID: 11-3419496, and which may be known as Vacant lot on Elmwood Dr. a/k/a Shady Oak Pkwy., Brandywine, MD 20613, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Outlot A 31,576.0000 Sq.Ft. Earn-shaw Estates-p Assmt \$6,300 Lib 15396 Fl 316 and being identified on the Tax Roll as Parcel ID: 11-3419496, and which may be known as Vacant lot on Elmwood Dr. a/k/a Shady Oak Pkwy., Brandywine, MD 20613,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-005856 (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 Outlot A 31,576.0000 Sq.Ft. Earnshaw Estates-p Assmt \$6,300 Lib 15396 Fl 316 and being identified on the Tax Roll as Parcel ID: 11-3419496, and which may be known as Vacant lot on Elmwood Dr. a/k/a Shady Oak Pkwy., Brandywine, MD 20613.

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

It is thereupon this 10th 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 circulation 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 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

(12-19,12-26,1-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY A ARRINGTON AKA: SHIRLEY ANN ARRINGTON

Notice is given that Robert Arrington Jr, whose address is 15612 Everglade Lane, #203, Bowie, MD 20716, was on February 14, 2024 appointed Personal Representative of the estate of Children Advantage of the state of Shirley A Arrington who died on December 1, 2023 with a will.

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

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

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

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

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

ROBERT ARRINGTON IR Personal Representative

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

Estate No. 132188 148643 (12-19,12-26,1-2)

ORDER OF PUBLICATION **BY POSTING**

SINDY RAMIREZ JIMENEZ VS.

FROYLAN JIMENEZ

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-24-006145

ORDERED, ON THIS 16th day of December, 2024, by the Circuit Court for Prince George's County

That the Defendant, Froylan Alay Jimenez is hereby notified that the Plaintiff, has filed a COMPLAINT FOR SOLE LEGAL AND PHYSICAL CUSTODY & MOTION FOR APPROVAL OF FACTUAL FIND-INGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS Submitted with Memorandum in Support of Factual Findings) naming him/her as the defendant and stating that the Defendant's last known address is: Riverdale, Md 20737, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, FROYLAN ALAY JIMENEZ, in accordance with Maryland Rule 2-122(a)(2) as follows:

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

ORDERED, said posting to be completed by the 15th day of January, 2025, and it is further;

ORDERED, THAT THE DEFEN-DANT, FROYLAN ALAY JIMENEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 14th day of FEB-RUARY, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-

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

True Copy—Test: Mahasin El Amin, Clerk 148665 (12-19,12-26,1-2)

L. Paul Jackson, II, Esq. 1101 Mercantile Lane, Ste. 240

Largo, MD 20774

301-925-1800

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DELORES B. SUMMERS**

Notice is given that Melvina Burley, whose address is 9302 Westphalia Road, Upper Marlboro, Maryland 20774, was on November 13, 2024 appointed Personal Representative of the estate of Delores B. Summers who died on October 8, 2024 with a will.

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

MELVINA BURLEY Personal Representative

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

Estate No. 135429 <u>148635</u>

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

(12-19,12-26,1-2)

BEFORE THE REGISTER OF WILLS IN THE ESTATE OF: HOUSEO MILES JR

PUBLIC NOTICE TO CAVEAT

ESTATE NO: 134804

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Angela Y Miles-Griffin challenging the will dated July 29, 2023.
You may obtain from the Register

of Wills the date and time of any hearing on this matter.

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

148658 (12-19,12-26)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAWN ELAINE BADRICK

Notice is given that Adam Jacques Polak, whose address is 155 Neptune Place, Escondido, CA 92026, was on November 7, 2024 appointed Per-sonal Representative of the estate of Dawn Elaine Badrick 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 represen-tative or the attorney.

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

ADAM JACQUES POLAK Personal Representative

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

Estate No. 135361 (12-19,12-26,1-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED FRANCENE THERESA WRIGHT

Notice is given that Troy Dean Jr, whose address is 8304 Cedarview Ct, Clinton, MD 20735, was on December 3, 2024 appointed Personal Representative of the estate of Francene Theresa Wright, who died on November 13, 2024 without a will.

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

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

TROY DEAN JR Personal Representative

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

Estate No. 135614

148654 (12-19,12-26,1-2)

LEGALS

NOTICE OF PUBLIC HEARING

The TOWN OF CAPITOL HEIGHTS, MARYLAND

(Tax Exempt Lands, Located Generally East of the Present Municipal Boundaries of the Town of Capitol Heights)

NOTICE is hereby given by the Mayor and Council of the Town of Capitol NOTICE is hereby given by the Mayor and Council of the Town of Capitol Heights, Maryland that on December 9, 2024 Annexation Resolution No. 2024-01 (the "Resolution"), known as the 2024 Extension was introduced and read at a regular/special meeting of the Council of the Town of Capitol Heights (the "Town Council") proposing and recommending that the boundaries of the Town of Capitol Heights 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 PROPERTIES LOCATED GENER-ALLY EAST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF CAPITOL HEIGHTS INCLUDING CERTAIN SEG-MENTS OF PUBLIC RIGHT OF WAYS AND APPROXIMATELY 30 PARCELS OF TAX-EXEMPT LAND INCLUDING PARCELS ALONG OR NEAR ROLLINS AVENUE AND ADDISON ROAD AND IN THE GENERAL VICINITY OF SUITLAND-DISTRICT HEIGHTS PARK AND PARCELS ALONG OR NEAR WALKER MILL ROAD AND KAREN BOULEVARD EXTENDING EAST ALONG WALKER MILL ROAD TO AN AREA NEAR OR COM-MONLY KNOWN AS THE CONCORD HISTORIC SITE AND THE WALKER MILL REGIONAL PARK AND CERTAIN HIGHWAY SEGMENTS EXTENDING TO AND GENERALLY NORTH, EAST AND SOUTH OF EXIT 13 OF THE CAPITAL BELTWAY (I-95/I-495) AND ALONG DARCY ROAD TO AN AREA OF PARCELS SITUATED NEAR THE PATUXENT RIVER (WESTERN BRANCH) TRIB-UTARY KNOWN AS THE RITCHIE BRANCH INCLUDING THE AREA NEAR AND COMPRISING THE COUNTY HIGHWAY MAINTENANCE FACILITY (DPW&T) SITUATED ALONG DARCY ROAD CONTAINING A TOTAL OF 872 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED IN THE AN-NEXATION PLAN AND ANNEXATION RESOLUTION 01-2024.

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

tion and the said annexation therein proposed and recommended on: Monday, February 10, 2025 at or about 7:00 o'clock P.M. at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743

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

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the 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 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.

3. 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 doc-

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 De-

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 Capitol Heights dated October 2024" prepared by Charles P. Johnson & Associates Inc. and 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 Capitol Heights municipal building located at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743 during regular office hours. Please consult all items or exhibits referenced and/or incorporated herein for an accurate and more detailed escription of the Annexation Property.

The Honorable Linda Monroe, Mayor, The Town of Capitol Heights, Maryland

By Authority of:

148659 (12-19,12-26,1-2,1-9,1-16)

LEGALS

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

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND

ALLENTOWN ROAD, LLC,

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

7021 ALLENTOWN RD

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 the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for George's County once a week for three (3) successive weeks on or before the 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 El Amin, Clerk 148572 (12-12,12-19,12-26)

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC

C/O KENNY LAW GROUP, LLC

8903 ARDWICK ARDMORE, 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:

8903 ARDWICK ARDMORE RD

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

the insertion of a copy of this Order in some newspaper having a general 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 El Amin, Clerk

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

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Prince George's County

Since 1932

148574

LEGALS John Christopher Belcher North Beach Attorney 4105 7th Street

301-749-7306 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

North Beach, MD 20745

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

ROY EZON JENSEN Notice is given that Nancy Dusenberry, whose address is 2215 Hyde Lane, Bowie, MD 20716, was on November 18, 2024 appointed Personal Representative of the estate of Roy

Ezon Jensen 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 represen-tative or the attorney.

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

NANCY DUSENBERRY Personal Representative

CERETA A. LEE

148640

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

> Estate No. 135472 (12-19,12-26,1-2)

LEGALS

Perry J Becker 14300 Gallant Fox Lane Suite 218 Bowie, MD 20715

301-262-6000 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

DENISE MONTERO Notice is given that Perry Becker, whose address is 14300 Gallant Fox Ln, Ste 218, Bowie, MD 20715, was on November 26, 2024 appointed Personal Representative of the estate of Denise Montero who died on August 12, 2024 with a will.

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

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th 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.

PERRY BECKER Personal Representative

P.O. Box 1729

(12-19,12-26,1-2)

REGISTER OF WILLS FOR Prince George's County

CERETA A. LEE

UPPER MARLBORO, MD 20773-1729 Estate No. 134459 148641

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

9409 SILVER FOX TURN CLINTON, MD 20735

REAL PROPERTY

By authority contained in a Deed of Trust dated July 25, 2006 and recorded in Liber 28056, Folio 396, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,000.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that

JANUARY 7, 2025 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$28,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical posse of the property.

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

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

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

(12-19,12-26,1-2) 148605

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**

9614 BALDHILL ROAD **BOWIE, MD 20721**

By authority contained in a Deed of Trust dated December 23, 2005 and recorded in Liber 23874, Folio 595, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$464,000.00, and an interest rate of 6.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$40,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession

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

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

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

148606 (12-19,12-26,1-2)

LEGALS

Karl L. Chen, Esq 9701 Apollo Drive, Suite 381 Largo, MD 20774 301-358-3981

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE M WILLS

Notice is given that Jennatte Wills, whose address is 11915 Ellington Dr, Beltsville, MD 20705-1312, was on November 27, 2024 appointed Personal Representative of the estate of George M Wills, who died on October 24, 2018 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 27th 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.

ENNATTE WILLS Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 134580

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

PAULETTE PATRICIA RICHARDSON

Notice is given that Michael Vernon Richardson Jr., whose address is 6002 Reed Street, Cheverly, MD

20785, was on December 9, 2024 ap-

pointed Personal Representative of

the estate of Paulette Patricia

Richardson who died on September

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

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 9th day of June, 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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

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

creditor presents the claims within

two months from the mailing or

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

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

MICHAEL VERNON RICHARDSON

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 135629

(12-19,12-26,1-2)

other delivery of the notice.

Personal Representative

REGISTER OF WILLS FOR

Prince George's County

CERETA A. LEE

P.O. Box 1729

148644

by contacting the personal represen-

IN THE ESTATE OF

20, 2024 with a will.

tative or the attorney.

following dates:

decedent's death; or

(12-19,12-26,1-2) 148651

Elias M. Kerby, III 3900 Jermantown Road, STE 220

> Fairfax, VA 22030 703-865-6100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED WILLIAM HARRIS

Notice is given that Adrian Harris, whose address is 6921 Groveton Drive, Clinton, MD 20735, was on November 6, 2024 appointed Personal Representative of the estate of William Harris, who died on May 9, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of May, 2025.

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

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

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

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

> ADRIAN HARRIS Personal Representative

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

Estate No. 133792

(12-19,12-26,1-2) 148653

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Nicholas Robeson, whose address is 1501 MCABBOTT CT, SEVERN, MD 21144,

and Brett Robeson, whose address is

1501 MCABBOTT ĆT, SEVERN, MD

21144, were on November 6, 2024 appointed Co-Personal Representa-

tives of the estate of Monica Robe-

son, who died on October 11, 2023

Further information can be ob-

tained 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 6th day of May, 2025.

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

to the undersigned co-personal representatives or file it with the Regis-

ter of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the

(2) Two months after the co-per-

sonal representatives mails or other-wise delivers to the creditor a copy

of this published notice or other

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

the creditor presents the claims

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

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

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

Co-Personal Representatives

UPPER MARLBORO, MD 20773-1729

Estate No. 134503

(12-19,12-26,1-2)

tained from the Register of Wills.

NICHOLAS ROBESON

BRETT ROBESON

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE

148657

decedent's death; or

TO ALL PERSONS INTERESTED

IN THE ESTATE OF MONICA ROBESON

without a will.

LEGALS

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID TIMOTHY ROBERTS

Notice is given that Roslyn C Roberts, whose address is 600 Falls Lake Dr, Bowie, MD 20721-3167, was on November 26, 2024 appointed Personal Representative of the estate of David Timothy Roberts who died on November 1, 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 26th 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.

ROSLYN C ROBERTS Personal Representative

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

Estate No. 135484 148642 (12-19,12-26,1-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BEATRICE S THOMPSON

Notice is given that Warren A Thompson, whose address is 2302 Foster Pl, Temple Hills, MD 20748, was on December 10, 2024 appointed Personal Representative of the estate of Beatrice S Thompson who died on November 19, 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 10th day of June, 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: following dates:

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

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

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

WARREN A THOMPSON Personal Representative

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

Estate No. 135682

148639 (12-19,12-26,1-2)

LEGALS

Jacob Deaven 110 North Washington Street Suite 500 Rockville, MD 20850 301-656-5775

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES HOLLEY

Notice is given that Thomas J Kokolis, whose address is 110 N. Washington St., Ste 500, Rockville, Maryland 20850, was on November 20, 2024 appointed Personal Representative of the estate of Frances Holley, who died on September 9, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th 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.

> THOMAS J. KOKOLIS Personal Representative

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

Estate No. 126562 (12-19,12-26,1-2) 148652

Sandra R. Burton Stalzer, Esq. Goodwin Weber PLLC 5257 Buckeystown Pike #470 Frederick, Maryland 21704

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

301-850-2792

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOANNE E. GARRISON

Notice is given that Charles W. Garrison, III, whose address is 12008 Gordon Avenue, Beltsville, MD 20/05, was on November 26, 2024 appointed Personal Representative of the estate of Joanne E. Garrison who died on September 18, 2024

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 26th day of May, 2025.

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

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

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

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

CHARLES W. GARRISON, III Personal Representative

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

> Estate No. 135578 (12-19,12-26,1-2)

148636

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10614 ELIZABETH PARNUM PLACE **UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated March 31, 2006 and recorded in Liber 28072, Folio 378, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$325,000.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex. If courthouse is closed due to include the product of the proper was the courthouse of the courthouse of the courthouse of the courthouse is closed due to include the product of the product of the courthouse of the court plex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$28,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not other wise 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 proportice. 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

148601

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

2101 RITCHIE ROAD **DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated February 24, 2016 and recorded in Liber 37988, Folio 540, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$128,129.00, and an interest rate of 4.375%, 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 pext day that gency, sale shall occur at time previously scheduled, on next day that

JANUARY 7, 2025 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 \$10,000.00 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 delived for ANY reasons there also be a polar topic of interest. ment is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical posses of the property.

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

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

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

(12-19,12-26,1-2)

(12-19,12-26,1-2)

Your Newspaper of Legal Record 301-627-0900

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**

6942 HANOVER PARKWAY UNIT #201

By authority contained in a Deed of Trust dated June 24, 2022 and recorded in Liber 47950, Folio 272, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$165,000.00, and an interest rate of 15.000%, 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 2072 I front of Main St. entrance to Duvel Wing of Trust accounts. MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$16,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delived for ANY research there also be a substruct of interest. ment is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser 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 agrees to pay reasonable attorneys fees and costs if a hiotion to resent 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. without interest.

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

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

148604

(12-19,12-26,1-2)

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

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as

609 Cover Lane, Accokeek, MD 20607

By virtue of the power and authority contained in a Deed of Trust from MARY M. WRIGHT, dated May 21, 2010 and recorded in Liber 31786 at Folio 599 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 8, 2025

3:00 P.M.

all that property described in said Deed of Trust as follows:

LOT 17, BLOCK B, IN THE SUBDIVISION KNOWN AS "PLAT ONE MANOKEEK", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK VJ 189, AT PLAT 1

Said property is improved by **A Dwelling and Is SOLD IN "AS IS CONDITION"**

TERMS OF SALE: A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 5.250% per annum from the date of sale to the date of payment will be paid within ten days after the final rati-

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees "plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by pur-chaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, and ERICA T. DAVIS Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002

Auctioneer's Number # A000560

(12-19,12-26,1-2)

148674

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

1005 CHILLUM ROAD UNIT 310 **HYATTSVILLE, MD 20782**

By authority contained in a Deed of Trust dated July 2, 2007 and By authority contained in a Deed of Trust dated July 2, 2007 and recorded in Liber 28288, Folio 64, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$106,500.00, and an interest rate of 6.375%, 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 calls shall occur at time provisionally echalyted on post day that gency, sale shall occur at time previously scheduled, on next day that

JANUARY 7, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$6,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148603 (12-19,12-26,1-2)

PRINCE

GEORGE'

POST

NEWSPAPER

CALL

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FAX

301-627-6260

Happy

Holidays!

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**

11605 WHITTIER ROAD **BOWIE, MD 20721**

By authority contained in a Deed of Trust dated July 2, 2004 and By authority contained in a Deed of Trust dated July 2, 2004 and recorded in Liber 20232, Folio 500, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$269,600.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency also shall accure time provisely coloridated an extra day that gency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 14, 2025 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 \$14,000.00 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

(12-26,1-2,1-9)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that James Walker Moran Jr, whose address is 9274 Cherry Ln, Apt 80, Laurel, MD 20708-1152, was on December 13, 2024 appointed Personal Represen-

tative of the estate of Annie Mae Kelly, who died on November 17,

Further information can be ob-

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

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

their objections with the Register of

Wills on or before the 13th day of June, 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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

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

creditor presents the claims within

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

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

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

JAMES WALKER MORAN JR

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

BEFORE THE REGISTER

OF WILLS

IN THE ESTATE OF:

ANTONIO PEOPLES

ESTATE NO: 134961

PUBLIC NOTICE

TO CAVEAT

Notice is given that a petition to caveat has been filed by Octavia

French challenging the will dated February 25, 2023. You may obtain from the Register

of Wills the date and time of any

(12-26,1-2)

hearing on this matter.

CERETA A. LEE REGISTER OF WILLS FOR

Prince George's County

UPPER MARLBORO, MD 20773

To all persons interested in the

above estate:

148680

Estate No. 135724

(12-26,1-2,1-9)

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

148685

IN THE ESTATE OF ANNIE MAE KELLY

without a will

tative or the attorney.

the following dates:

decedent's death; or

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

148669

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY CATHERINE PADUDA

Notice is given that Patricia A. Farmer, whose address is 13304 Briarwood Drive, Laurel, MD 20708, was on November 20, 2024 appointed Personal Representative of the estate of Mary Catherine Paduda who died on January 19, 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.

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 detection. following dates:

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

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

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

PATRICIA A. FARMER Personal Representative

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

Estate No. 132420 (12-26,1-2,1-9) 148684

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: BARBARA Y. OPUNI-BEDIAKO Estate No.: 132912

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 **February 10, 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

(12-26,1-2)

148679

LEGALS

WHEREAS, on August 22, 2009, a certain Deed of Trust was executed

NOTICE OF DEFAULT AND FORECLOSURE SALE

by Catherine Jones as Grantor(s) in favor of New Day Financial, LLC as Beneficiary, and Premium Title Escrow, LLC as Trustee(s), and was recorded on December 28, 2009, in Book 31288, Page 524 in the Office of the Land Records for Prince George's County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 5, 2016, and recorded on April 1, 2016, in Book 38055, Page 614, in the office of the Land Records for Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on June 28, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of November 19, 2024 is \$386,029.48; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on January 14, 2025 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 9108 Ridgewood Drive, Fort Washington, MD

Tax ID: 09-0936567

The sale will be held at the courthouse entrance for the Circuit Court for Prince George's County, Maryland.

The Secretary of Housing and Urban Development will bid \$386,029.48.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date

When making their bids, all bidders except the Secretary must submit a deposit totaling \$39,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$39,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to find the first time. der may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HÛD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: November 26, 2024

Cohn, Goldberg & Deutsch, LLC Foreclosure Commissioner

BY: Richard E. Solomon Richard E. Solomon AIS#9112190178 Cohn, Goldberg & Deutsch, LLC 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 (410) 296-2550 rsolomon@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and / or foreclosure of the property, if otherwise permitted by law and/or order of court.

EXHIBIT "A" LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PRINCE GEORGES', COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, AND IS DESCRIBED AS FOLLOWS:

ALL THAT LOT OF GROUND SITUATE IN THE, STATE OF MARYLAND

LEGALS

AND DESCRIBED AS FOLLOWS, THAT IS TO SAY:

LOT NUMBERED TWENTY-SIX (26) IN BLOCK LETTERED "F", IN THE SUBDIVISION KNOWN AS "MAPLEWOOD", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 64 AT PLAT 40 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. TAX ACCOUNT NO.: 09-0936567

PROPERTY ADDRESS: 9108 RIDGEWOOD DRIVE, FORT WASHINGTON,

SUBJECT TO COVENANTS AND RESTRICTIONS WHICH MAY BE OF LEGAL FORCE AND EFFECT.

BEING THE SAME PROPERTY CONVEYED BY DEED DATED 9-26-08, RECORDED 9-30-08, BOOK 30032, PAGE 280, FROM MARVIN S. KYLE AND CATHERINE JONES TO CATHERINE JONES.

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

<u>148667</u>

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**

(12-26,1-2,1-9)

13317 10TH STREET BOWIE, MD 20715

By authority contained in a Deed of Trust dated April 25, 2007 and recorded in Liber 27805, Folio 207, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$301,600,00, and an interest rate of 4.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 14, 2025 AT 11:30 AM

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

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

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

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

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

148671 (12-26,1-2,1-9)

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

9401 DANIA COURT FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated April 19, 2019 and recorded in Liber 42142, Folio 485, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$305,250.00, and an interest rate of 5.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 14, 2025 AT 11:30 AM

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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.

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

148670 (12-26,1-2,1-9)

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

3911 CLAIRTON DRIVE BOWIE, MD 20721

By authority contained in a Deed of Trust dated February 23, 2006 and recorded in Liber 24661, Folio 609, modified by Loan Modification Agreement recorded on March 17, 2022, at Liber No. 47297, Folio 116, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$507,000.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 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 \$34,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148607 (12-19,12-26,1-2)

COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD,SUITE 301 LINTHICUM HEIGHTS, MD 21090

LINTHICUM HEIGHTS, MD 21090 www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3945 ELITE STREET BOWIE, MD 20716

By authority contained in a Deed of Trust dated January 24, 2008 and recorded in Liber 29369, Folio 354, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, 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

JANUARY 7, 2025 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 \$26,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession 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

148610 (12-19,12-26,1-2)

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, DECEMBER 9, 2024

ORDINANCE O-25-07

AN ORDINANCE concerning.

AMENDMENT OF FISCAL YEAR 2024-2025 BUDGET FOR POLICE DE-PARTMENT GOCCP GRANTS.

ORDINANCE 0-25-08

AN ORDINANCE concerning.

148631

AMENDMENT OF FISCAL YEAR 2024-2025 BUDGET FOR AMEND-MENT OF CHAPTER 14-DEPARTMENTS AND COMMITTEES.

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

City Hall 6301 Addison Rd

6301 Addison Rd Seat Pleasant, Maryland 20743-2125

(12-19,12-26)

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

2354 SETON WAY DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated January 9, 2014 and recorded in Liber 35640, Folio 196, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$143,125.00, and an interest rate of 4.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 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 \$9,600.00 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

148608 (12-19,12-26,1-2)

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 7517 RIVERDALE ROAD, APT 1916 NEW CARROLLTON AKA HYATTSVILLE, MD 20784

By authority contained in a Deed of Trust dated August 22, 2007 and recorded in Liber 29064, Folio 101, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$69,600.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex-If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits on

JANUARY 7, 2025 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 \$8,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148609 (12-19,12-26,1-2)

LEGALS

A SUMMARY OF HYATTSVILLE ORDINANCE 2024-05 – Election Code Revisions

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2024-05 Election Code Revisions on December 16, 2024. The title of the Ordinance which constitutes a fair summary, is as follows:

An Ordinance whereby the City Council Amends Chapter 8 of the City of Hyattsville Code to Change the Requirements Related to Early Voting Day Hours and Election Related Mailings and Update the Language Regarding the Processing of Mail-In Ballots

The Ordinance is effective on January 5, 2025. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2024-05 Election Code Revisions in its entirety contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

The City Council of Hyattsville

148676 (12-26,1-2)

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

12906 WOODS VIEW STREET UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated June 29, 2016 and recorded in Liber 38531, Folio 165, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$234,000.00, and an interest rate of 6.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 14, 2025 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 \$19,000.00 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

148666 (12-26,1-2,1-9)

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 2015 PALMER PARK ROAD HYATTSVILLE A/K/A LANDOVER, MD 20785

By authority contained in a Deed of Trust dated April 25, 2007 and recorded in Liber 28101, Folio 461, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$183,000.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 14, 2025 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 \$7,000.00 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

148668 (12-26,1-2,1-9)

William C. Trevillian 7865 Quarterfield Road Severn MD 21144 410-761-2430

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MILDRED SEXTON

Notice is given that Lana Sue Croxford, whose address is 2713 Federal Lane, Bowie, MD 20715, and Pamela Cook, whose address is 240 Mountain Rose Lane, Belton, TX 76513 8901 were on October 21, 2024 appointed Co-Personal Representatives of the estate of Mildred Sexton who died on September 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 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 21st day of April, 2025.

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

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

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

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

LANA SUE CROXFORD PAMELA COOK Co-Personal Representatives

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

> Estate No. 135148 (12-19,12-26,1-2)

148650

ORDER OF PUBLICATION

LEGALS

MUNICIPAL INVESTMENTS, LLC MUNICIPAL IN VESTIVILATED, — C/O KENNY LAW GROUP, LLC Plaintiff

BARBARA WASHINGTON JOHN A. WASHINGTON, BONNIE KLAPASKA, TRUSTEE. ROSE SHANIS FINANCIAL SERV-ICES, 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:

10701 CEDARVILLE RD

AND

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 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-24-005760

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 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 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 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 148622 (12-12,12-19,12-26)

NOTICE

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

Plaintiffs

Robel Tesfay Yohannes Defendant

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 reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEANETTE E. JOHNSON

Notice is given that James C. Redman, whose address is 2109 Iverson Street, Temple Hills, MD 20748, was on November 4, 2024 appointed Personal Representative of the estate of Jeanette E. Johnson, who died on July 21, 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 4th 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. Ćlaim forms may be obtained from the Register of Wills.

> JAMES C. REDMAN Personal Representative

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

Estate No. 134514

148655

(12-19,12-26,1-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTONIO PEOPLES

Notice is given that Angela Denise Bryant, whose address is 1676 Mary-land Ave NE, Apt 530, Washington, DC 20002-7710, was on October 11, 2024 appointed Personal Representative of the estate of Antonio Peoples, who died on September 15, 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 11th day of April, 2025.

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

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

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

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

> ANGELA DENISE BRYANT Personal Representative

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

148656

Estate No. 134961 (12-19,12-26,1-2)

LEGALS

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

ORDER OF PUBLICATION

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 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

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 sit-

uate 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 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: 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.

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 (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 there-after a Final Judgment will be en-

tered 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) 148573

LM File No.: 3401-00001

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

ORDER OF PUBLICATION

Aburough Abegesah, Plaintiff,

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's 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 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 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) 148611

ORDER OF PUBLICATION

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

MARIAM HUSSAIN MAZHAR HUSSAIN, 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:

1603 LEE RD AND

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 prop**LEGALS**

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

20,000.0000 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 enforeclosing 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) 148623

Mary Paloger Esq 1629 K St NW Suite 300

Washington, DC 20006

202-888-1736

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IAMES C YOUNG AKA: JAMES CLIFFORD YOUNG

Notice is given that Jacqueline Hawkins-Gross, whose address is 3091 Brinkley Road #102, Temple Hills, MD 20748, was on November 18, 2024 appointed Personal Representations of the control of the contro sentative of the estate of James C Young AKA: James Clifford Young who died on January 18, 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 18th day of Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the

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

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

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

JACQUELINE HAWKINS-GROSS

Personal Representative

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

Estate No. 133169 (12-19,12-26,1-2) 148638

NOTICE

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

Shirvanie Nanan 12707 Duckettown Road Laurel, MD 20708 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-003851

Notice is hereby given this 17th 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, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of January 2025, 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 17th day of January, 2025.

The Report of Sale states the

amount of the foreclosure sale price to be \$318,750.00. The property sold herein is known as 12707 Duckettown Road, Laurel, MD 20708.

Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 148675 (12-26,1-2,1-9)

MAHASIN EL AMIN

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD L SINSKY

Notice is given that Edward J Sinsky, whose address is 829 Insley Circle, Frederick, MD 21701, was on December 3, 2024 appointed Personal Representative of the estate of Edward L Sinsky who died on July 18, 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 3rd day of June, 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.

EDWARD J SINSKY

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

Estate No. 135536 (12-19,12-26,1-2) 148646

NOTICE OF APPOINTMENT

UPPER MARLBORO, MD 20773-1729

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF BEVERLY MARIE SABOL

AKA: BEVERLY SABOL Notice is given that Betty A Emelio, whose address is 3732 Patuxent Manor Rd, Davidsonville, MD 21035-2166, was on October 21, 2024 appointed Personal Representative of the estate of Beverly Marie Sabol who died on September 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 represen-tative or the attorney.

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

tained from the Register of Wills. BETTY A EMELIO Personal Representative

148647

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135189

> THE **PRINCE**

(12-19,12-26,1-2)

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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: 1/6/2025.

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

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

EQUINOX MD 4FL0976 2GNALBEK2F6275572 2015 CHEVROLET

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

> > 1N4AL3AP8IC252898

2018 NISSAN ALTIMA MCDONALD TOWING

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

2005 TOYOTA CAMRY MD 9FN1187 4T1BF30K55U611681

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

2014	FORD	FOCUS	DC	GA0838	1FADP3F21EL298349
2010	NISSAN	MAXIMA	VA	TLF9597	1N4AA5APXAC848452
2011	VOLKSWAGEN	JETTA	VA	AFA7752	3VWDZ7AJ6BM319682
2009	MERCEDES-BENZ	ZE CLASS	VA	UBR9109	WDBUF56X29B414706
1999	BUICK	CENTURY	MD	3FH3390	2G4WY52M7X1402849
2017	FORD	ESCAPE	DC	GV6897	1FMCU0F73HUE75602
2005	VOLKSWAGEN	JETTA	VA	473G22	3VWPG71KX5M624277

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

2004 LEXUS ES 4207703 ITHBA30G040001660 PA 148693 (12-26)

ORDER OF PUBLICATION

BY POSTING

In the Circuit Court for

Prince George's County, Maryland

Case No.: C-16-FM-24-006255

ORDERED, ON THIS 18th day of

December, 2024, by the Circuit

Court for Prince George's County

That the Defendant, Marvin Anto-

nio Flores Ramos is hereby notified that the Plaintiff, has filed a COM-

PLAINT FOR CUSTODY AND AP-

PROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICA-

JUVENILE STATUS and PLAIN-TIFF'S MOTION FOR FACTUAL

FINDINGS REGARDING SPECIAI

IMMIGRANT JUVENILE STATUS

naming him/her as the defendant

stating that the Defendant's last

known address is: El Progreso, Yoro,

ORDERED, that the Plaintiff may serve process to the Defendant, MARVIN FLORES RAMOS, in ac-

cordance with Maryland Rule 2-121(c) as follows:

By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three consec-

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

ORDERED, said posting to be completed by the 17th day of January, 2025, and it is further;

ORDERED, that the plaintiff shall mail, by regular mail (first class mail), to the defendant's last known

address in Honduras, a copy of the signed order of Publication at least

thirty days prior to the response date in said order; and it is further;

ORDERED, THAT THE DEFEN-

DANT, MARVIN ANTONIO FLO-RES RAMOS, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 16th

day of FEBRUARY, 2025, MAY RE-SULT IN THE CASE PROCEEDING

AGAINST HIM/HER BY DE-

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD

(12-26,1-2,1-9)

True Copy—Test: Mahasin El Amin, Clerk

148690

Honduras, and therefore it is:

ALBA FUNES GUARDADO

MARVIN FLORES RAMOS

VS.

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED JOSEPH RANDOLPH WHETSTINE

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on November 20, 2024 appointed Personal Representative of the estate of Joseph Randolph Whetstine, who died on November 19, 2022 without

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

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

148689 (12-26,1-2,1-9)

Estate No. 131767

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.

LEGALS

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

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

You must reclaim these vehicles by: 1/3/2025.

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

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

2011 BMW 2000 YAMA 2003 TOYOT		VA	55112T	WBAKC8C51BC434111 5Y4AH06W5YA515521 JTEHH20V130254335			
MCDONALD TOWING							

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

ID ROVER - R	RANGE	VA	ULC7841	SALME11404A179238
	ROVER			
RD F	USION	DC	01084H	3FAHP0KC9CR370573
RD E	XPLORER			1FM5K7B89FGA25213
	RD F	ROVER RD FUSION	ROVER RD FUSION DC	ROVER RD FUSION DC 01084H

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

2019	HONDA	CIVIC			SHHFK8G79KU203428
1999	GMC	SUBURBAN	MD	A025823	1GDFK16R9XJ719019
2000	CHEVROLET	ASTRO	MD		1GBDM19W6YB127584
2008	HYUNDAI	TUCSON	VA	UAA8756	KM8JM12B08U757168
2010	SUBARU	OUTBACK			4S4BRCDC0A334831
2005	LINCOLN	TOWN CAR	MD	1EB7744	1LNHM82W35Y611930
2013	BMW	320I	MD	3GJ6630	WBA3C3C59DF979174
2014	ACURA	MDX			5FRYD3H20EB002689
2005	TOYOTA	CAMRY			4T1BE30K85U964743
2008	FORD	F150	MD	8EV8992	1FTPW12V38KB82157
2006	INFINITI	G35	VA	ALANI	JNKCV51F36M614166
2008	DODGE	AVENGER			1B3LC56K78N213408
2015	NISSAN	ALTIMA			1N4AL3AP6FN318313
2009	NISSAN	MURANO	MD	20847MD	JN8AZ18W99W111766
2023	TRAILER	TRAILER			4YMBD102XPV007701

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

2010 HONDA ODYSSEY VA 32209N 5FNRL3H72AB032291 TRAILER 1F9BE1224L1509931 2020 TRAILER (12-26)148694

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANA V RODRIGUEZ MONTOYA AKA: ANA VECTELIA RODRIGUEZ

Notice is given that Yani Luna, whose address is 15210 Emory Ct, Bowie, MD 20716-1274, was on December 13, 2024 appointed personal representative of the small estate of Ana V Rodriguez Montoya, who died on November 9, 2024 without

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

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

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

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

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

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

YANI LUNA Personal Representative

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

Estate No. 135718 (12-26)148677

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIE MACK ISAAC

Notice is given that Gloria J Isaac, whose address is 3007 Autumn Ave, Albany, GA 31721-4546, was on September 10, 2024 appointed personal representative of the small estate of Willie Mack Isaac, who died on April 17, 2024 without a will.

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

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

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

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

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

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

GLORIA J ISAAC Personal Representative

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

Estate No. 133853 (12-26)148678

Stephanie L Royal 9841 Washingtonian Blvd

Suite 200 Gaithersburg, MD 20878 301-275-9973

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH ANDERSON STEWART

Notice is given that Kelia Stewart, whose address is 2616 Osage Street, Adelphi, Maryland 20783, was on December 13, 2024 appointed Personal Representative of the estate of Kenneth Anderson Stewart who died on July 5, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 13th day of June, 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: 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.

KELIA STEWART Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729 Estate No. 134074 (12-26,1-2,1-9)148681

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANITA YOLANDA BUSH

Notice is given that Thomas Kokolis, Esquire, whose address is 110 N. Washington St, Ste 500, Rockville, MD 20850-2230, was on November 20, 2024 appointed Personal Representative of the estate of Anita Yolanda Bush, who died on March 22, 2021 without a will.

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

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.

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

Estate No. 132201

(12-26,1-2,1-9)148687

Shelore Ann Cary Williams, Esquire Law Office of Shelore A C Williams, LLC 1450 Mercantile Lane, Suite 155 Largo, Maryland 20774 (301) 341-5577

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLYDE CUNNINGHAM

Notice is given that Tamara Cunningham-Myers, whose address is 1609 Shamrock Ave, Capitol Heights, MD 20743-5330, was on November 21, 2024 appointed Personal Representative of the estate of Clyde Cunningham who died on August 2, 2024 with a will.

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

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

TAMARA CUNNINGHAM-MYERS Personal Representative

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

Estate No. 134932 (12-26,1-2,1-9)

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

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

NOTICE OF APPOINTMENT

IN THE ESTATE OF SARAH P. MOORE

Notice is given that Thomas Kokolis, Esquire, whose address is 110 North Washington Street, Suite 500, Rockville, MD 20850, was on November 20, 2024 appointed Personal Representative of the estate of Sarah P. Moore, who died on November 18, 2023 without a will.

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

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

Estate No. 132948

(12-26,1-2,1-9) 148688

The Prince George's Post

Call (301) 627-0900

Fax (301) 627-6260

USCG# 656594

389 DEALE RD

MARINA

HIN# PMC46054M82L

TRACEY'S LANDING

LEGALS

ORDER OF PUBLICATION **BY POSTING**

DANIELLE RUSSELL

DEMARIEN SMITH

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-24-005737

ORDERED, ON THIS 16th day of December, 2024, by the Circuit Court for Prince George's County

That the Defendant, DEMARIEN SMITH is hereby notified that the Plaintiff, has filed a Complaint for Custody naming him/her as the defendant and the line that the fendant and stating that the Defendant's last known address is: 2504 Palisade Dr, Fort Wayne, IN 46806, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, Demarien Smith, in accordance with Maryland Rule 2-122(a)(2) as fol-

By posting notice in a newspaper or publication of general circulation at least once a week in each of three successive weeks in the county in which the action is pending and provide proof of publication to the Court, and it is further;

ORDERED, said posting to be completed by the 15th day of January, 2025, and it is further;

ORDERED, that the plaintiff shall mail, by <u>CERTIFIED</u> mail, to the defendant's last known address, a copy of the signed order of Publica-tion at least thirty days prior to the response date in said order; and it is

ORDERED, THAT THE DEFEN-DANT, DEMARIEN SMITH, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 14th day of FEBRUARY, 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 148664 (12-19,12-26,1-2)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the **Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 01/03/2025. Purchaser of vehicle(s) must have it portation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 10542 2019 MERCEDES VIN# WD4PF0CD6KP089813 S.A.P AUTOMOTIVE GROUP 420 S. KRESSON ST **BALTIMORE**

LOT# 10543 2008 HARLEY DAVIDSON VIN# 1HD1FR4448Y604859 HARLEY DAVIDSON OF FREDER-

5722 URBANA PIKE **FREDERICK**

LOT#10539 2012 CADILLAC VIN# 1GYS4EEJ4CR229237 FITZGERALD AUTO MALL 34 HUDSON ST **ANNAPOLIS**

LOT#10540 2022 VOLKSWAGON VIN# 3VWGM7BU8NM033700 MOTOR WORLD 5325 BEECH RD MARLOW HEIGHTS

LOT#10541 2009 TOYOTA VIN# 2T1BU40E39C168833 MT. PLEASANT AUTO REPAIR 3501 MT PLEASANT RD UPPER MARLBORO

LOT#10544 1976 STAMAS 26' BOAT MD# 2545AW HERRINGTON NORTH MARINA HARBOUR 389 DEALE RD

LOT#10546 1986 MAINSHIP 36'2" BOAT MD# 9572AZ USCG# 905284 NAME ON BOAT: TOODALOO NAME ON RECORD: TOODALOO

TRACEY'S LANDING

NAME ON USCG DOC: BARBIE DOLL III HERRINGTON HARBOUR NORTH MARINA 389 DEALE RD

TRACEY'S LANDING

1982 POSTMARINE 46' BOAT

LOT#10547

LOT#10549 2010 GMC VIN# 3GTRKVEA3AG223663 **BLADENSBURG TRANSMISSION** 4726 ANNAPOLIS RD BLADENSBURG

LOT#10550 2012 CHRYSLER VIN# 1C3CCBCG2CN124145 CHRYSLER JEEP DARCARS OF MARLOW HEIGHTS 5060 AUTH WAY MARLOW HEIGHTS

BOAT NAME ON RECORD: AVIA-

HERRINGTON HARBOUR NORTH

LOT#10551 2016 CHRYSLER VIN# 1C3CCCDG2GN110465 CHRYSLER JEEP DARCARS DODGE OF MARLOW HEIGHTS 5060 AUTH WAY MARLOW HEIGHTS

LOT#10552 2017 DODGE VIN# 1C4RDJAG0HC960863 CHRYSLER JEEP OF MARLOW HEIGHTS 5060 AUTH WAY MARLOW HEIGHTS

LOT# 10554 2010 DODGE VIN# 2B3CA3CV2AH237025 DARCARS CHRYSLER OF MARLOW HEIGHTS 5060 AUTH WAY MARLOW HEIGHTS

JEEP

LOT#10555 2016 DODGE VIN# 2C3CDXJG9GH304105 DARCARS CHRYSLER JEEP OF MARLOW HEIGHTS 5060 AUTH WAY MARLOW HEIGHTS

LOT#10588 2012 DODGE VIN# 1C3CDZAB5CN276708 CHRYSLER JEEP DARCARS DODGE OF MARLOW HEIGHTS 5060 AUTH WAY MARLOW HEIGHTS

LOT#10625 **2018 JEEP** VIN# ZACCJBBBXJPH37660 CHRYSLER DARCARS JEEP OF MARLOW HEIGHTS 5060 AUTH WAY MARLOW HEIGHTS

LOT# 10626 2018 JEEP VIN# 3C4NJDBB5JT301585 CHRYSLER JEEP DARCARS DODGE OF MARLOW HEIGHTS 5060 AUTH WAY MARLOW HEIGHTS

LOT#10627 2015 CHRYSLER VIN# 1C3CCCAB8FN670742 DARCARS CHRYSLER JEEP OF MARLOW HEIGHTS 5060 AUTH WAY MARLOW HEIGHTS

LOT#10628 2018 DODGE VIN# 3C4PDCAB5JT447593 DARCARS CHRYSLER IEEP OF MARLOW HEIGHTS 5060 AUTH WAY MARLOW HEIGHTS

LOT#10629 **2014 JEEP** VIN# 1C4PJLCB7EW122840 DARCARS CHRYSLER JEEP DODGE OF MARLOW HEIGHTS 5060 AUTH WAY MARLOW HEIGHTS

LOT#10630 2016 CHEVROLET VIN# 1G1ZB5ST8GF344455 RICK'S AUTOMOTIVE ENTER-PRISES INC WILLIAMSPORT AUTO CARE 301 EAST POTOMAC ST WILLIAMSPORT

LOT#10631 1996 FORD VIN# 1FTCR10A3TTA59063 RICK'S AUTOMOTIVE ENTER-PRISES INC WILLIAMSPORT AUTO 301 EAST POTOMAC ST WILLIAMSPORT

LOT#10632 2003 DODGE VIN# 1B3EL46XX3N533958 RICK'S AUTOMOTIVE ENTER-PRISES INC WILLIAMSPORT AUTO CARE 301 EAST POTOMAC ST WILLIAMSPORT

LOT#10634 1977 CADILLAC

LEGALS

VIN# 6L47S7Q195680 RICK'S AUTOMOTIVE ENTER-PRISES INC. WILLIAMSPORT AUTO 301 EAST POTOMAC ST WILLIAMSPORT

LOT# 10636 2024 JEEP VIN# 3C4NJDBN9RT576916 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

LOT#10637 2008 INFINITY VIN# JNKAJ09F98M352151 MT. PLEASANT AUTO REPAIR 3501 MT PLEASANT RD UPPER MARLBORO

PUBLIC SALE The Auctioneer Reserves the right to post a minimum bid. Terms of Sale: CASH. 12% Buyer Premium

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

(12-19,12-26) 148661

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HARRY BAYLEY PACKARD

Notice is given that Matthew L Packard, whose address is 9909 Greenel Rd, Damascus, MD 20872-2826, was on November 26, 2024 appointed Personal Representative of the estate of Harry Bayley Packard who died on November 8, 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 (or to the protheir objections with the Register of Wills on or before the 26th 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.

MATTHEW L PACKARD Personal Representative

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

Estate No. 135426 (12-19,12-26,1-2) 148645

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNIE MAE BAGLEY

Notice is given that Hubert Earl Bagley Jr., whose address is 17071 Belle Isle Drive, Dumfries, VA 22026, was on November 6, 2024 appointed Personal Representative of the estate of Annie Mae Bagley who died on September 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 their objections with the Register of Wills on or before the 6th day of May, 2025.

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

HUBERT EARL BAGLEY JR. Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135342 148648 (12-19,12-26,1-2)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board) REGULAR SESSION

JANUARY 8, 2025

- 1. t/a Blue Sky Liquors, Brijeshbhai M. Patel, Member-Manager, Class A, Beer, Wine and Liquor, Blue Sky Liquors MD, LLC, 6430 Central Avenue, Capitol Heights, 20743. Request for a Delivery Permit. - Represented by Benjamin Carter, Esquire.
- 2. t/a La'Caj, Tanetta Merritt, Au-thorized Person, Susan Vogel, Authorized Person, Class B(BLX), Beer, Wine and Liquor, Apollo 109, LLC, 4531 Telfair Blvd, Suite 110, Camp Springs, 20746. Request for a Special Entertainment Permit. – Represented by Linda Carter, Esquire.
- 3. t/a Burgers @ Apollo, Tanetta Merritt, Member/Authorized Person, Class B, Beer, Wine and Liquor, Burgers @, LLC, 4531 Telfair Blvd, Suite 108, Camp Springs, 20746. Request for a Special Entertainment Permit. - Represented by Linda Carter, Esquire.
- 4. t/a Delicias La Chocita, Maria Martinez Ponce, Manager, Class B(DD), Beer, Wine and Liquor, Delicias La Chocita, LLC, 4800 Annapolis Road, Bladensburg, 20710. Request for a Special Entertainment Permit.
- 5. t/a Old Town Inn, Donnell Long, Member, Class B(R), Beer, Wine and Liquor, New Olde Towne Inn, LLC, 14745 Main Street, Upper Marlboro, 20772. Request for a Family Entertainment Permit. - Represented by Eddie Pounds, Esquire.
- 6. t/a El Sitio Restaurant, Jose Martinez, President, Class B, Beer, Wine and Liquor, JC Martinez, Inc., 5837 Riverdale Road, Inc., 5837 Riverdale Road, Riverdale, 20737. Request for a Special Entertainment Permit.
- 7. Hersson Funes, President/Secretary/Treasurer, t/a El Viajero Restaurant, 1835 University Blvd. E, Suite 100, Hyattsville, 20783, for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from Other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 Other than a Wholesaler of the Rules and Regulations for Prince George's County. (Continued from November 6, 2024)
- 8. Leho Poldmae, Member/Authorized Person, t/a The Greene Turtle (College Park), 7356 Baltimore Avenue, College Park 20740, for an alleged violation of 26-1903 A licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No 37 (E) Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince George's County.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, January 8, 2025. 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. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Terence Sheppard Director December 18, 2024

(12-26,1-2)148692

Serving Prince George's County Since 1932

LEGALS

EMERGENCY LEGISLATIVE RESOLUTION 24-O-11

On December 16, 2024 the Common Council adopted by a unanimous vote of the Council, and on December 16, 2024 the Mayor signed, Emergency Legislative Resolution 24-O-11, which amends the FY 2024 Budget Ordinance, Legislative Resolution 23-O-03, to authorize and allocate the use of American Rescue Plan Act ("ARPA") funds to pay for salaries and benefits of Town personnel for the period April 1, 2024, through June 30, 2024, in order to ensure that the said funds are encumbered and paid by December 31, 2024.

A copy of the Emergency Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until December 27, 2024. The ordinance will take effect immediately, 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

148691

(12-26)

The Prince George's Post Newspaper Call 301-627-0900 Fax 301-627-6260

Have

Very
Safe
Weekend

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 148612 (12-12,12-19,12-26)

ORDER OF PUBLICATION

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

Subj 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 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) 148614

ORDER OF PUBLICATION

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

Plaintiff

JIHAD M ZABLAH, 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:

4307 QUIGLEY PL

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 nec-essary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 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 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) 148617

LEGALS

ORDER OF PUBLICATION

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

ANDREW L ROBINSON, 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: $4613\,\mathrm{SHARON}\,\mathrm{RD}$

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-

attsville Md 20784 The Complaint states, among other things, that the amounts nec-

essary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 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 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 INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC Plaintiff

GUGA G PARDEDE, PRINCE GEORGE'S COUNTY,

MARYLAND

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

uate and lying in Prince George's County and known as:

2404 COOL SPRING RD

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 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:

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 nec essary for redemption have not been paid although more than six

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 y the insertion of a copy of this

(6) months and a day from the date

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) 148620

ORDER OF PUBLICATION

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

Plaintiff

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, Hyattsville Md 20783

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

The Complaint states, among

or 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 (12-12,12-19,12-26) 148621

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANGELA L HERRON Notice is given that William Foster Jr, whose address is 17302 Will Ct,

Accokeek, MD 20607, was on December 16, 2024 appointed Personal Representative of the estate of An-

gela L Herron who died on November 13, 2024 with a will.

Further information can be ob-

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

Wills on or before the 16th day of June, 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:

their objections with the Register of

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

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

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

WILLIAM FOSTER JR Personal Representative

CERETA A. LEE

148683

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135545

(12-26,1-2,1-9)

