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ORDER OF PUBLICATION **BY POSTING**

JERRELL LEWIS VS.

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

Case No.: C-16-FM-24-007355 ORDERED, ON THIS 20th day of December, 2024, by the Circuit Court for Prince George's County

That the Defendant, Katreada Holloway is hereby notified that the Plaintiff, has filed a FOR AB-SOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of IRRECONCILIABLE DIFFER-ENCES and SIX-MONTH SEPARA-TION and stating that the Defendant's last known address is: 2809 TROTTER PARK LANE, GLE-NARDEN, MD 20706, and therefore

ORDERED, that the Plaintiff may serve process to the Defendant, Katreada Holloway, 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 at least once a work for three connection weeks week for three consecutive weeks and provide proof of publication to the Court; and it is further;

ORDERED, said posting to be completed by the 19th day of January, 2025, and it is further;

ORDERED, THAT THE DEFENDANT, KATREADA HOLLOWAY, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 18th day of February, 2025, MAY RESULT IN THE CASE PROCEEDING 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 148704

(1-2,1-9,1-16)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff.

Defendants

Bacon Drive LLC

10101 BACON DR # 1,

BELTSVILLE, MD 20705

Prince George's County, Maryland (for Maryland Annotated Code 14-

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

10101 BACON DR # 1, BELTSVILLE, MD 20705, District 01, described as follows:

UNITS 1-3,12-16, 25&26(UNITS 3,12-16 & 2 5&26 CMB OWR REQ 05)

and assessed to BACON DRIVE LLC.

In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005444

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

10101 BACON DR # 1, BELTSVILLE, MD 20705 in Prince George's County, Maryland, described as:

UNITS 1, 2, 3, 12 through 16, 25 and 26 of ""EWCON CONDOMINIUM", established pursuanant to the Declaration and By-Laws of Ewcon Condominium Development, Inc., a Maryland corporation, dated March 2, 1982 and recorded in Liber 5508 at folio 710, as amended by Liber 5512 at folio 299 and pursuant to appropriate plats thereof recorded in Plat Book NLP112 at Plats 55, 56 and 57 among the Land Records of Prince George's County, Maryland.

TOGETHER WIH all the rights and interest including rights and interests in and to the common elements of the Condominium known as ""EWCON CONDOMINIUM"".

and assessed to BACON DRIVE LLC

(the "Property").

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

It is thereupon this 13th day of January, 2025, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general cir-

culation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 18th day of March, 2025, and redeem the Property and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff title to the Property free and clear of all encumbrances

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

True Copy—Test: Mahasin Él Amin, Clerk (1-16,1-23,1-30) 148782

LEGALS

ORDER OF PUBLICATION **BY POSTING**

RAYMANI RHODES

VS. JOSHUA ROSSER

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

Case No.: C-16-FM-24-003997 ORDERED, ON THIS 20th day of December, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Joshua Rosser is hereby notified that the Plaintiff, has fileď a PETITION FOR CHILÓ CUSTODYAND SUPPORT naming him/her as the defendant and stating that the Defendant's last known address is: 1519 Oates St., NE, Washington DC 20002, and there-

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

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

ORDERED, said posting to be completed by the 19th day of January, 2025, and it is further;

ORDERED, that the plaintiff shall mail, by **CERTIFIED** mail, to the defendant's last known address, a copy of the signed order of Publicaresponse date in said order; and it is further; tion at least thirty days prior to the

ORDERED, THAT THE DEFENDANT, JOSHUA ROSSER, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 18th day of FEBRUARY, 2025, MAY RESULT IN THE CASE PRO-CEEDING AGAINST HIM/HER

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

True Copy—Test: Mahasin El Amin, Clerk

148703 (1-2,1-9,1-16)

LEGALS

Paulette Lundy, Esq 8825 Stanford Blvd., Ste 140 Columbia, Maryland 21045 410-405-7996

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERNEST EUGENE WATERS

Notice is given that Genell LaToya Boone, whose address is 8603 Old Keene Mill Road, West Sringfield, VA 22152-2813, was on January 3, 2025 appointed Personal Representative of the estate of Ernest Eugene Waters who died on June 21, 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.

with a will.

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

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.

GENELL LATOYA BOONE Personal Representative

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

Estate No. 134552

148779 (1-16,1-23,1-30)

LEGALS

County Executive Hearing

The Acting County Executive

of

Prince George's County, Maryland

NOTICE OF PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2026 BUDGET

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

The Public Hearing on this proposal will be held on:

WEDNESDAY, JANUARY 29, 2025 PRINCE GEORGE'S COMMUNITY COLLEGE PROSCENIUM THEATER **301 LARGO ROAD** LARGO, MARYLAND 20774

6:00 PM - 8:00 PM

This is a planned in-person meeting with the option to view via livestream. Live streaming will be available on the County's website https://mypgc.us/budget.

Persons wishing to provide in-person testimony can register online through the County's website (https://mypgc.us/budget) for placement on the advanced speakers list. All speakers must be pre-registered by Tuesday, January 28, 2025, at 5:00 PM. If you encounter any problems registering on the County's website, please contact the Office of Management and Budget by telephone (301-952-3300) or email (OMB@co.pg.md.us)

SPEAKER REGISTRATION LINK

https://mypgc.us/budget

A time limitation of three minutes will be imposed for all speakers. There may be only one speaker per organization.

Written testimony will be accepted in lieu of, or in addition to, oral comments. Written testimony must be emailed to OMB@co.pg.md.us by Friday, January 31, 2025.

The Acting County Executive encourages the involvement and participation of individuals with disabilities in its programs, services, and activities. Please contact the Office of Management and Budget at (301) 952-3300 or via email at MB@co.pg.md.us if your attendance will require an accommodation under Title II of the Americans with Disability Act. Reasonable accommodations will be available to meet the Americans with Disabilities Act.

BY ORDER OF THE ACTING PRINCE GEORGE'S COUNTY EXECUTIVE

HONORABLE TARA H. JACKSON **Acting County Executive**

(1-16,1-23)

Serving Prince George's County Since 1932

LEGALS

THE TOWN OF FOREST HEIGHTS MUNICIPAL ELECTION CANDIDACY PROCESS AND **ELIGIBILITY NOTICE** THIS IS A MAYORAL ELECTION AND FOR COUNCILPERSON IN WARDS, I, II & III THIS ELECTION SHALL BE HELD ON WEDNESDAY,

MARCH 12TH, 2025

In accordance with Section 33-31 of the Forest Heights Town Charter persons may be nominated for elective office in the Town by filing a certificate of nomination together with a statement of qualification with the Town Clerk on or before the first Wednesday in February (Wednesday, February 5, 2025) preceding the Town election. (A candidate, who is a seated Councilman serving a term of office that expires non-concurrently with the Mayor, must file a certificate of nomination earlier in January as stated below.) Such certificate (available from the Clerk) shall state (1) the office for which the person is seeking, (2) the name and signature of the candidate, (3) the ward in which the person resides, (4) a statement that he meets the qualifications for the office as contained in this charter and (5) Financial Disclosure Statements. No person shall file for nomination to more than one elective Town public office or hold more than one elective Town public office at any one time. The Town Board of Elections shall review each certificate of nomination and shall certify that the candidate meets the qualifications contained in this Charter. Any certificate of a candidate, that in the Boards judgment does not meet the stated qualifications, shall be returned to the candidate with the reasons for the return stated thereon.

Financial Disclosure Statement: Financial Disclosure Statement may be obtained from the Municipal Building and must be turned in at the same time as the certificate of nomination.

Qualifications: Candidates for Mayor shall have resided in the Town for at least one year or Wards of the Town they represent for at least one year immediately preceding their election, shall be qualified voters of the Town, and shall maintain a permanent residence in the Town during their term of office.

If you have recently moved into Forest Heights from somewhere else in Prince George's County or moved from one Ward to another Ward, you must provide the County Board of Elections Supervisor with your new address, or if you have never registered to vote in Prince George's County, a voter registration application must be submitted to your local board of elections or the State Board of Elections at any time. Applications must be postmarked 21 days before the Town Election to vote in

Sitting Council Member (in mid-term) Instructions: A candidate, who is a seated Councilman serving a term of office that expires non-concurrently with the Mayor, and who wishes to file a certificate of nomination for Mayor, as stated in Section 33-3 of this Charter, shall file a certificate of nomination with the Town Clerk on or before the first Wednesday in January preceding the Town election. See also Section 33-3 of the Town Charter for more information.

For any additional information regarding Voter registration, please contact the Prince George's County Board of Elections at (301) 341-7300.

Absentee Voters may make an application in writing for an absentee ballot. The application must be received no later than 7 days before the election (on Wednesday, March 5, 2025). The application shall contain an affidavit, which need not be under oath, but which shall set forth the information required. Please contact the Town Clerk of Forest Heights for additional information.

DEADLINE FOR CERTIFICATE OF NOMINATION AND FINANCIAL DISCLOSURE STATEMENT Wednesday, February 5, 2025, at 4:30 PM ALL CERTIFICATE OF NOMINATIONS ARE TO BE FILED WITH THE TOWN CLERK (ONLY)

148701 (1-2,1-16,1-30,2-13,2-27)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RAMDEV RAI SOOD

Notice is given that Sanjiv Sood, whose address is 12602 Pleasant Prospect Rd, Bowie, MD 20721-2521, was on December 27, 2024 appointed personal representative of the small estate of Ramdev Rai Sood, who died on November 28, 2021 without a will.

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

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

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

> SANJIV SOOD Personal Representative

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

Estate No. 135449 148776

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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, 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 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 obtained from the Register of Wills.

SANDRA M JABLONSKI WILLIAM ALEXANDER MCLEAN Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135434

148781

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF S WILLIAM NAATZ JR

Notice is given that Ernest J Reynolds, whose address is 407 Careybrook Lane, Oxon Hill, Maryland 20745, was on January 3, 2025 appointed personal representative of the small estate of S William Naatz Jr, who died on June 5, 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 represen-tative or the attorney.

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

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

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

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

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

ERNEST J REYNOLDS Personal Representative

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

148777

Estate No. 133880 (1-16)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DORIS BRADLEY**

Notice is given that Pia W Rogers, whose address is 9110 Tallfield Ct, Lanham, MD 20706-3381, was on January 3, 2025 appointed Personal Representative of the estate of Doris Bradley who died on October 14, 2024 with a will.

tained by reviewing the estate file in the office of the Register of Wills or tative or the attorney.

Further information can be ob-

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: 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.

PIA W ROGERS Personal Representative

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

Estate No. 135897

(1-16,1-23,1-30)

(1-16)

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

(1-2,1-9,1-16)

148778

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

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

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

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

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

<u>YEAR</u>	<u>MAKE</u>	<u>MODEL</u>	<u>VIN</u>
2018 2008 2004 2010 2017 2011 2001 2014	Mazda Ford Hyundai Chevrolet Ford Cadillac Chevrolet Chrysler	Mazda6 Expedition XG350 Malibu Fusion CTS Tahoe 300	JM1GL1UM2J1308551 1FMFU16588LA81214 KMHFU45EX4A336731 1G1ZC5EB1AF260050 3FA6P0H94HR180688 1G6DC5EY1B0123493 1GNEK13T71J143770 2C3CCABG4EH136420
2008	Nissan	Versa	3N1BC11EX8L385701

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LYNN PITTMON

Notice is given that Lynn P Pittmon, whose address is 7607 Newburg Dr, Lanham, MD 20706-4610, was on December 19, 2024 appointed Personal Representative of the estate of Lynn Pittmon, who died on March 2, 2024 without a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th 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.

> LYNN P PITTMON Personal Representative

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

Estate No. 135780 (1-2,1-9,1-16) 148710

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DOLORES ANNE ESSEX**

Notice is given that Kevin S Essex, whose address is 107 Langdon Farm Circle, Odenton, MD 21113, was on December 18, 2024 appointed Per-sonal Representative of the estate of Dolores Anne Essex who died on November 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 18th 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 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.

KEVIN S ESSEX Personal Representative

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

Estate No. 135761

148709 (1-2,1-9,1-16)

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 so:

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 SITU-ATED 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 Resolution 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 or real property. ject 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^h 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 subject 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 description of the Annexation Property.

By Authority of:

148659

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

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

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**

2412 PORTER AVENUE SUITLAND, MD 20746

By authority contained in a Deed of Trust dated June 4, 2008 and recorded in Liber 29761, Folio 175, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,949.03, and an interest rate of 6.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 2072 [front of Main St. entrance to Duvel Wing of MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 4, 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 \$13,000.00 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 pur-chaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

<u>148780</u> (1-16,1-23,1-30)

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

9017 50TH PLACE COLLEGE PARK, MD 20740

By authority contained in a Deed of Trust dated September 16, 2016 and recorded in Liber 38691, Folio 126, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$262,108.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 21, 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 \$25,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148699

(1-2,1-9,1-16)

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**

5521 HELMONT DRIVE OXON HILL, MD 20745

By authority contained in a Deed of Trust dated August 18, 2008 and recorded in Liber 29961, Folio 033, modified by Loan Modification Agreement recorded on May 6, 2014, at Liber No. 35965, Folio 345, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$219,240.00, and an interest rate of 5,000%, and the state of \$219,240.00 and the contract of the state of \$219,240.00 and t 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 28, 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 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

(1-9,1-16,1-23) 148734

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**

6912 40TH AVENUE **UNIVERSITY PARK, MD 20782**

By authority contained in a Deed of Trust dated March 9, 2005 and recorded in Liber 22122, Folio 445, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$358,400.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complexed to courthouse is closed due to inclement weather or other emergence. 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 28, 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 \$35,000.00 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

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

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

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

(1-9,1-16,1-23)148735

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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HOOVER F. WARREN

Notice is given that Raymond S. Warren, whose address is 9752 Twincrest Drive, St. Louis, MO, 63126, was on December 30, 2024 appointed Personal Representative of the estate of Hoover F. Warren who died on May 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th 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.

RAYMOND S. WARREN Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135849

148747 (1-9,1-16,1-23)

Alyssa C Schlafstein, Esq 7310 Ritchie Hwy, Suite 704 Glen Burnie, MD 21061

> NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

410-766-4044

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID A WHITE

Notice is given that Louise Phelps, whose address is 9911 Cervine Lane #102, Randallstown, MD 21133, was on December 17, 2024 appointed Personal Representative of the estate of David A White who died on October 30, 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 17th 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.

LOUISE PHELPS Personal Representative

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

> Estate No. 135757 (1-2,1-9,1-16)



LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 26, 2005, a certain Deed of Trust was executed by Charles A. Myers as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and B George Ballman as Trustee(s), and was recorded on January 24, 2006, in Book 24107, Page 1 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 August 11, 2017, and recorded on August 17, 2017, in Book 39901, Page 308, 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 August 14, 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 12, 2024 is

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 28, 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: 2508 Saint Clair Drive, Temple Hills, MD 20748

Tax ID: 06-0575266

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

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 of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$42,000.00 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 \$42,000.00 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 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,

LEGALS

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. HUD 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: December 10, 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

LOT NUMBERED ELEVEN (11) IN BLOCK LETTERED G IN THE SUBDIVISION KNOWN AS "SECTION 6, HILLCREST HEIGHTS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 27 AT PLAT 55; SAID PROPERTY BEING IN THE 6TH ELECTION DISTRICT.

COMMONLY KNOWN AS: 2508 ST. CLAIR DR., TEMPLE HILLS, MD 20748

PARCEL NUMBER: 0575266

BEING THE SAME PROPERTY CONVEYED TO CHARLES A. MYERS AND MATTIE V. MYERS, HIS WIFE, AS TENANTS BY THE ENTIRETY, BY DEED DATED SEPTEMBER 26, 1972, FROM RUTH I. DUNLAP, OF RECORD IN BOOK: 4146 PAGE: 920, OFFICE OF THE PRINCE GEORGE'S COUNTY COURT CLERK

AND THE SAID MATTIE V. MYERS DEPARTED THIS LIFE ON MAY 5, 1993 WHEREBY TITLE IS VESTED UNTO CHARLES A. MYERS.

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

148718

(1-9,1-16,1-23)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 3, 2010, a certain Deed of Trust was executed by Jean Monroe, a/k/a Jean A. Monroe, and William Monroe, a/k/a William R. Monroe as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and John Burson, Esq. as Trustee(s), and was recorded on August 16, 2010, in Book 31938, Page 479 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 October 22, 2018, and recorded on October 23, 2018, in Book 41432, Page 459, 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 August 9, 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 12, 2024 is \$751,827.18; 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 21, 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: 15305 Glastonbury Way, Upper Marlboro, MD 20774 $\,$

Tax ID: 03-3650264

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 \$751,827.18.

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 of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$75,500.00 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 \$75,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days

LEGALS

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 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. HUD 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: December 4, 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

Lot Numbered Twenty-Eight (28), in Block Lettered "K", in the subdivision known as "Plat Thirty-Three BEECH TREE – EAST VILLAGE," as per plat thereof duly recorded among the Land Records of Prince George's County, Maryland in Plat Book REP 204, at Plat No. 36.

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

148698

(1-2,1-9,1-16)

LEGALS

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,

stitute Trustees, Plaintiffs

1 16

Alfred J. Szczerbicki, esq, Personal

Representative for the Estate of

Iona M. Hardesty AND

Patricia A. Lowe

7011 Old Chapel Drive Bowie, MD 20715 Defer

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-003929

Notice is hereby given this 18th 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, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th 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 20th day of Lanuary 2025.

January, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$438,612.88. The property sold herein is known as 7011 Old Chapel Drive, Bowie, MD 20715.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 148695 (1-2,1-9,1-16)

NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kevin Hildebeidel 1099 Winterson Road, Suite 301

Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs
v.

AND Lolita Verma

Divya Verma

3306 Waterford Mill Road Bowie, MD 20721 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF18-34103

Notice is hereby given this 19th 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, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th 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 20th day of

January, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$1,459,000.00. The property sold herein is known as 3306 Waterford Mill Road, Bowie, MD 20721.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
148697 (1-2,1-9,1-16)



NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

Linda Jennings Hanshew and Roger Dean Hanshew

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004437

NOTICE is hereby given this 8th day of January, 2025, 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, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 10,242.52. The property sold herein is One 818,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Des-VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been al-000 Points at the time of located 81 purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TO-GETHER WITH all tenements. hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and

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

True Copy—Test: Mahasin El Amin, Clerk 148768 (1-16,1-23,1-30)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

Bassem F. Armaly and Gery C. Armaly

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004469

NOTICE is hereby given this 8th day of January, 2025, 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. Zicke-Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 7,518.86. The property sold herein is One 584,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Des-VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been al-000 Points at the time of located 5 purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TO-GETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and

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

True Copy—Test:

148769

Mahasin Él Amin, Clerk

(1-16,1-23,1-30)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

Dump Brothers LLC, a Virginia limited liability company Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004492

NOTICE is hereby given this 8th day of January, 2025, 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. Zicke-Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th

day of February, 2025. The Report of Sale states the amount of the foreclosure sale to be \$ 30,312.09. The property sold herein is One 2,300,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Ūnits numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Des-VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been al-0.000 Points at the time located : of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TO-GETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and

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

True Copy—Test: Mahasin El Amin, Clerk

148770 (1-16,1-23,1-30)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S

ASSOCIATION, INC. Plaintiff

Timothy C. Howells and Kathy Ann Howells

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004470

NOTICE is hereby given this 8th day of January, 2025, 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, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 2,037.03. The property sold herein 154,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been al-000 Points at the time of located 1 purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TO-GETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

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

True Copy—Test: Mahasin El Amin, Clerk <u>148771</u> (1-16,1-23,1-30)

LEGALS

OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

NOTICE OF REPORT

Plaintiff

Bonnie K. Hopkins and Charles E. Hopkins

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004505

NOTICE is hereby given this 8th day of January, 2025, 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. Zicke-Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 4,076.25. The property sold herein is One 300,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006 folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Des-VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 300,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TO-GETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and

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

True Copy—Test: Mahasin Él Amin, Clerk <u>148772</u> (1-16,1-23,1-30)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S

ASSOCIATION, INC. Plaintiff

Monika McKnight Defendant(s)

In the Circuit Court for

Prince George's County, Maryland Civil Case No. C-16-CV-24-004506

NOTICE is hereby given this 8th day of January, 2025, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the

amount of the foreclosure sale to be \$ 3,002.76. The property sold herein 210,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the ommercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 210,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TO-GETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

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

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30)

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NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

RUDOLPH G. NUTTLEMAN, Sandra K. Nuttleman, Douglas P. Nuttleman, Timothy F. Nuttleman, and Susan R. Pospisil

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004830

NOTICE is hereby given this 9th day of January, 2025, 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. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 6,807.04. The property sold herein is One 1203000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")

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

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30)

LEGALS

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

GENE CRONE and Jo A Crone Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004832

NOTICE is hereby given this 9th day of January, 2025, 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. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 8,537.03. The property sold herein is One 1010000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 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 (1-16,1-23,1-30)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

DIANE A. EMERSON and John R.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004805

NOTICE is hereby given this 8th day of January, 2025, 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, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 12,016.70. The property sold herein is One 1,250,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (1-16,1-23,1-30)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

Plaintiff

MICHAEL L. HARPER and

Bridgette B. Harper Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004752

NOTICE is hereby given this 8th day of January, 2025, 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. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 8,053.28. The property sold herein is One 1000000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148762 (1-16,1-23,1-30)

LEGALS

Green Magenta, LLC o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

ORDER OF PUBLICATION

Plaintiff.

Fuentes Property Investments, LLC S/O Kirk Halpin, R.A. 6100 Day Long Lane, #100 Clarksville, MD 21029

Bank of America, N.A. S/O The Corporation Trust, Inc., R.A. 2405 York Road, #201 Lutherville Timonium, MD 21093

PRLAP, Inc., Trustee S/O The Corporation Trust, Inc., R.A. 2405 York Road, #201 Lutherville Timonium, MD 21093

State of Maryland

S/O Anthony G. Brown, Attorney General 200 Saint Paul Place Baltimore, MD 21202

Prince George's County

Largo, MD 20774

Office of the Attorney General

Department of Finance S/O Stephen J. McGibbon, Director

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and

1301 McCormick Drive, Suite 1100

premises situate in Prince George's County, known as 320 Second Street, Laurel, MD 20707, and described as Legal Description TAL-BOTT ESTS W220 FT LT6 EQ 28022&PT LT 5 EQ412SF L2317F151 Being known as District 10 Account Number 1050350 on the Tax Roll of

the Collector of Taxes. Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-24-006136

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 320 Second Street, Laurel, MD 20707, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to Green Magenta, LLC,

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description TALBOTT ESTS W220 FT LT6 EO 28022&PT LT 5 EQ412SF L2317F151, District 10 Account Number 1050350 Known as 320 Second Street, Laurel, MD

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

It is thereupon this 30th 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 consecutive weeks, warning all persons interested in the property to appear in this Court by the 25th day of February, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

<u>148728</u> (1-9,1-16,1-23)

THE

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TODAY!

Katelyn E Holbrook, Esq Lerch, Early & Brewer, Chtd. 7600 Wisconsin Ave, Suite 700 Bethesda, MD 20814 301-347-1265

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **INGRID BOONE**

Notice is given that Taylor N Boone, whose address is 5818 Carlyle St, Cheverly, MD 20785-2927 was on November 19, 2024 appointed Personal Representative of the estate of Ingrid Boone, who died on September 3, 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 19th day of May, 2025.

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

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

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

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

TAYLOR N BOONE Personal Representative

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

Estate No. 135192

148749 (1-9,1-16,1-23)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

Lighthouse Apostolic Church International Ministries Inc.

VMI Servicing Corp. fka Virginia Mortgage and Investment Company, Incorporated

Lewis W Russell

Lela Constance Russell

William L Walde Defendants

DUNNINGTON BELTSVILLE, MD 20705

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

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

DUNNINGTON BELTSVILLE, MD 20705, District 01, described as follows:

10,564.0000 Sq.Ft. & Imps. Calverton Lot 8 Blk H

and assessed to LIGHTHOUSE APOSTOLIC CHURCH.

In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005426

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

DUNNINGTON BELTSVILLE, MD 20705 in Prince George's County, Maryland, described as:

Being known and designated as Lot numbered Eight (8) in Block lettered "H" in a subdivision known as "Calverton, Section 7" as per plat thereof recorded in Plat Book WWW 47at Plat 76 among the Land Records of Beltsville, Prince George's County, Maryland.

and assessed to LIGHTHOUSE APOSTOLIC CHURCH

(the "Property").

The Complaint states, among other things, that the amounts necessary for redemption have not been It is thereupon this 30th day of De-

cember, 2024, by the Circuit Court

LEGALS

for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 25th day of February, 2025, and redeem the Property and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (1-9,1-16,1-23)

> THIS COULD BE YOUR AD!

Call 301-627-0900

LEGALS

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

Plaintiff.

Carl V Allen The Jas Co. aka the Jas Company, LLC Mark Hessell Paul S Blumenthal Citifinancial, Inc.

United Credit Card Bank, N.A. Defendants

3821 SAINT BARNABAS RD APT **T1, SUITLAND, MD 20746**

Bill Heitzer

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

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

3821 SAINT BARNABAS RD APT T1, SUITLAND, MD 20746, District 06, described as follows:

UNIT 3821 T 1

and assessed to ALLEN CARL V.

In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005428

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

3821 SAINT BARNABAS RD APT T1, SUITLAND, MD 20746 in Prince George's County, Maryland, described as:

Condominium Unit numbered and lettered 3821, T-1, in the subdivision known as "MARLOW TOWERS CONDOMINIUM", as established pursuant to a Condominium Master Deed made by Marlow Madison Condominium Limited Partnership, a Limited Partnership, organized and existing under the laws of the State of Maryland, dated September 15, 1972 and recorded among the Land Records of Prince George's County, Maryland in Liber 4127 at folio 366, and pursuant to the Plats and Plans for Marlow Towers Condominium described in said Master Deed, recorded among the Land Records of said County and State in Condominium Plan Book 79 as Plats numbered 82 through 100 inclusive, and Condominium Plan Book 81 as Plats numbered 1 through 15.

and assessed to ALLEN CARL V

(the "Property").

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

It is thereupon this 30th day of December, 2024, by the Circuit Court for Prince George's County, OR-DERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 25th day of February, 2025, and redeem the Property and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148724 (1-9,1-16,1-23)

ORDER OF PUBLICATION

Green Magenta, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

Belk Unlimited, LLC

S/O Tiffany L. Balk, R.A. 5430 Marshalls Choice Drive Bowie, MD 20720

and

C Store, Inc.

S/O Joel Hoffman, R.A. 966 Hungerford Drive, #21B Rockville, MD 20850

4400 Ienifer Street, NW, #2 Washington, DC 20015

S/O Chad M. Shue, R.A.

Jason A. Pardo, Substitute Trustee

and U.S. Utility Corporation

Ellicott City, MD 21042 State of Maryland Office of the Attorney General

10176 Baltimore National Pike, #210

S/O Anthony G. Brown, Attorney General 200 Saint Paul Place Baltimore, MD 21202 and

Prince George's County Department of Finance S/Ô Stephen J. McGibbon, Director 1301 McCormick Drive, Suite 1100 Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 5817 Jamestown Road, Hyatssville, MD 20782, and described as Legal Description 16-1811785 Being known as District 16 Account Number 1811785 on the Tax Roll of the Collector of Taxes. Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-24-006133

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5817 Jamestown Road, Hyatssville, MD 20782, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to Green Magenta, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Cer-tificate of Tax Sale is as follows: Legal Description 16-1811785, Dis-trict 16 Account Number 1811785 Known as 5817 Jamestown Road, Hyatssville, MD 20782.

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

It is thereupon this 30th 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 powerpaper baying a general some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 25th day of February, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148725 (1-9,1-16,1-23)

NOTICE

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

Substitute Trustees Plaintiffs vs.

Peggy Mae Castle Defendant IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND CIVIL NO. C-16-CV-24-003514

ORDERED, this 31st day of December 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8033 Alloway Lane, Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Laura H.G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st day of January, 2025 next, provided a copy of this notice be inserted in some newspa-per published in said County once n each of three successive weeks before the 31st day of January, 2025,

The report states the amount of sale to be \$523,000.00. MAHASIN EL AMIN Clerk of the Circuit Court

Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk

148720

(1-9,1-16,1-23)

ORDER OF PUBLICATION

Green Magenta, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212

Baltimore, MD 21208 Plaintiff,

Clean Earth of Greater Washington,

S/O CSC-Lawyers Incorporating Service, R.A. 7 Saint Paul Street, Suite 820 Baltimore, MD 21202

State of Maryland Office of the Attorney General S/O Anthony G. Brown, Attorney General 200 Saint Paul Place Baltimore, MD 21202

and

Prince George's County Department of Finance S/Ô Stephen J. McGibbon, Director 1301 McCormick Drive, Suite 1100 Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 6200 Dower House Road, Upper Marlboro, MD 20772, and described as Legal Description NR MEADOWS PT PAR157 Being known as District 15 Account Number 1739788 on the Tax Roll of the Collector of Taxes. Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-24-006135

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 6200 Dower House Road, Upper Marlboro, MD 20772, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to Green Magenta, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description NR MEADOWS PT PAR157, District 15 Account Number 1739788 Known as 6200 Dower House Road, Upper Marl-boro MD 20772 boro, MD 20772

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

It is thereupon this 30th day of Defor 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 consecutive weeks, warning all persons interested in the property to appear in this Court by the 25th day of February, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (1-9,1-16,1-23)148726

LEGALS

NOTICE

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

Matthew Spicer 4438 Lord Loudoun Court, Unit 14-6 Upper Marlboro, MD 20772 Defendant

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

Case No. C-16-CV-24-003975

Notice is hereby given this 18th 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, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th 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 20th day of January, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$148,000.00. The property sold herein is known as 4438 Lord Loudoun Court, Unit 14-6, Upper Marlboro, MD 20772.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 148696 (1-2,1-9,1-16)

ORDER OF PUBLICATION

Green Magenta, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

Lara Investments, LLC S/O Omolara Afolabi, R.A. 10006 Oxbridge Way Bowie, MD 20721

Equity Trust Company, Custodian FBO Wanda Warner IRA S/O Elizabeth Jerdonek, R.A. 1 Equity Way Westlake, OH 44145

James J. Fitzgibbons, Trustee 13321 New Hampshire Avenue, Silver Spring, MD 20904

State of Maryland Office of the Attorney General S/O Anthony G. Brown, Attorney General 200 Saint Paul Place Baltimore, MD 21202

Prince George's County Department of Finance S/Ô Stephen J. McGibbon, Director 1301 McCormick Drive, Suite 1100 Largo, MD 20774

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 9017 3rd Street, Lanham, MD 20706, and described as Legal Description PT LT 16 EX 3260F Being known as District 20 Account Number 3672581 on the Tax Roll of the Collector of Taxes.

In the Circuit Court for Prince George's County Case No.: C-16-CV-24-006139

Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 9017 3rd Street, Lanham, MD 20706, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to Green Magenta, LLC,

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description PT LT 16 EX 3260F, District 20 Account Number 3672581 Known as 9017 3rd Street, Lanham, MD 20706.

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

It is thereupon this 30th 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 consecutive weeks, warning all persons interested in the property to appear in this Court by the 25th day of February, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148727 (1-9,1-16,1-23)

LEGALS

ORDER OF PUBLICATION

EXPANSE, LLC, Plaintiff,

V.

BARLOW ROAD ASSOCIATES II, A FORFEITED MARYLAND LIM-ITED LIABILITY COMPANY

(All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE'S COUNTY and known

8201 BARLOWE ROAD HYATTSVILLE, MD 20785

AND DESCRIBED ON THE TAX ROLL OF THE DIRECTOR OF FI-NANCE AS FOLLOWS: ALL OF PARCEL 11 ETT 7/1/09, 13,041.0000 SQ.FT. &. IMPS., ASSMT. \$141,033, MAP 060, GRID B3, PAR 011, LIB 34263, FL 507 AND ASSESSED TO BARLOW ROAD ASSOC II LLC

AND

PRINCE GEORGE'S COUNTY, MARYLAND

AND

UNKNOWN OWNERS OF THE PROPERTY: 8201 BARLOWE ROAD HYATTSVILLE, MD 20785 AND DESCRIBED ON THE TAX

ROLL OF THE DIRECTOR OF FI-NANCE AS FOLLOWS: ALL OF PARCEL 11 ETT 7/1/09, 13,041.0000 SQ.FT. &. IMPS., ASSMT. \$141,033, MAP 060, GRID B3, PAR 011, LIB 34263, FL 507 AND ASSESSED TO BARLOW ROAD ASSOC II LLC

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

Defendant(s)

IN THE CIRCUIT COURT OF PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-006184

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:

All that property in Prince George's County described as: ALL OF PAR-CEL 11 ETT 7/1/09, 13,041.0000 SQ.FT. &. IMPS., ASSMT. \$141,033, MAP 060, GRID B3, PAR 011, LIB 34263, FL 507 AND ASSESSED TO BARLOW ROAD ASSOC II LLC

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 30th 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 24th day of January, 2025, warning all persons interested in the property to appear in this Court by the 4th day of March, 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 (1-9,1-16,1-23)

Green Magenta, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

ORDER OF PUBLICATION

Plaintiff,

LG Property Investments, LLC S/O Registered Agents, Inc., R.A. 5000 Thayer Center, Suite C Oakland, MD 21550

and

11709 Reisterstown Road Reisterstown, MD 21136

6100 Day Long Lane, #100

Clarksville, MD 21029

Baltimore, MD 21202

S/O Joseph Marzouk, R.A.

Equity Lending, LLC

Jeffrey P. Shiller, Trustee

and

State of Maryland Office of the Attorney General S/O Anthony G. Brown, Attorney General 200 Saint Paul Place

and

Prince George's County Department of Finance S/O Stephen J. McGibbon, Director 1301 McCormick Drive, Suite 1100 Largo, MD 20774

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 5627 Oakford Road, Capitol Heights, MD 20743, and described as Legal Description 18-1986231 Being known as District 18 Account Number 1986231 on the Tax Roll of the Collector of Taxes. Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-24-006140

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5627 Oakford Road, Capitol Heights, MD 20743 in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to Green Magenta, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 18-1986231, District 18 Account Number 1986231 Known as 5627 Oakford Road, Capitol Heights, MD 20743.

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

It is thereupon this 30th 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 consecutive weeks, warning all persons interested in the property to appear in this Court by the 25th day of February, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk

148729 (1-9,1-16,1-23)

LEGALS

Plaintiff,

ORDER OF PUBLICATION

Charles A. Hunt

14102 Gibbons Church Road

14102 Gibbons Church Road

14102 Gibbons Church Road

Office of the Attorney General

S/O Anthony G. Brown, Attorney

S/O Stephen I. McGibbon, Director

1301 McCormick Drive, Suite 1100

All unknown owners of the prop-

erty described Below; all heirs, de-

visees, personal representatives,

and executors, administrators,

grantees, assigns or successors in

right, title, interest and any and all

persons having or claiming to have

any interest in the property and

premises situate in Prince George's

County, known as 14102 Gibbons

Church Road, Brandywine, MD

20613, and described as Legal De-

scription 11-1155597 Being known

as District 11 Account Number

1155597 on the Tax Roll of the Col-

In the Circuit Court for

Prince George's County

Case No.: C-16-CV-24-006143

The object of this proceeding is to secure the foreclosure of all rights of

redemption from tax sale on the property known as 14102 Gibbons Church Road, Brandywine, MD

20613, in Prince George's County, State of Maryland, sold by the Di-

rector of Finance for Prince George's

County, State of Maryland to Green Magenta, LLC, the Plaintiff.

A DESCRIPTION of the property

in substantially the same form as the

description appearing on the Cer-

tificate of Tax Sale is as follows: Legal Description 11-1155597, Dis-trict 11 Account Number 1155597

Known as 14102 Gibbons Church Road, Brandywine, MD 20613.

The complaint states, among other

things, that the amount necessary

for redemption has not been paid.

It is thereupon this 30th 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 con-

secutive weeks, warning all persons interested in the property to appear in this Court by the 4th day of

March, 2025, and redeem the prop-

erty 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 to said

property in Fee Simple, free of all

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

(1-9,1-16,1-23)

liens and encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

Defendants

lector of Taxes.

Brandywine, MD 20613

Brandywine, MD 20613

Brandywine, MD 20613

Cassandra A. Watt

Rodney D. Hunt

State of Maryland

200 Saint Paul Place

Baltimore, MD 21202

Prince George's County

Department of Finance

Largo, MD 20774

and

and

General

Green Magenta, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Green Magenta, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208 Baltimore, MD 21208

Plaintiff,

New Capital Investment Group, LLC S/O James J. Fitzgibbons, R.A. 13321 New Hampshire Avenue,

ORDER OF PUBLICATION

and

Ke Zhong Zhao 4600 Connecticut Avenue, NW, #721 Washington, DC 20008

Silver Spring, MD 20904

and

State of Maryland Office of the Attorney General S/O Anthony G. Brown, Attorney General 200 Saint Paul Place Baltimore, MD 21202

Prince George's County Department of Finance S/Ô Stephen J. McGibbon, Director 1301 McCormick Drive, Suite 1100 Largo, MD 20774

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 8318 Bock Road, Fort Washington, MD 20744, and described as Legal Description PT PARCEL 78 Being known as District 12 Account Number 1312362 on the Tax Roll of the Collector of Taxes. Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-24-006142

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 8318 Bock Road, Fort Washington, MD 20744, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to Green Magenta, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Cer-tificate of Tax Sale is as follows: Legal Description PT PARCEL 78, District 12 Account Number 1312362 Known as 8318 Bock Road, Fort Washington, MD 20744.

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

It is thereupon this 30th day of Deember, 2024, by the Circuit for Prince George's County, Or-dered, that notice be given by the in-sertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 4th day of March, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vest-ing in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (1-9,1-16,1-23)



The Prince George's Post

Newspaper

Call 301-627-0900

Fax 301-627-6260

ORDER OF PUBLICATION

RICO D EVANS ON BEHALF OF CRS4HOMES,

Plaintiff

PERRY E BUTLER 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 3806 BARRY

AND

Unknown Owner of the property 3806 BARRY DR described as follows: Property Tax ID 06-0596957 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

Defendants

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

CASE NO: C-16-CV-24-005958

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:

0.09182736 Acres. & Imps., Assmt \$800 Map 097 Grid C1 Par 280 Lib 22521 Fl 372, and assessed to Butler

06 0596957, 000000 Barry Dr, 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. of sale has expired.

It is thereupon this 31st 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 general circulation in Prince George's County once a week for three (3) successive weeks on or before the 24th day of January, 2025, warning all persons interested in the property to appear in this Court by the 4th day of March, 2025, and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and 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:

(1-9,1-16,1-23)

ORDER OF PUBLICATION

LEGALS

Green Magenta, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

Mpire Real Estate Holdings, LLC S/O David Anderson, Jr., R.A. 4710 Cedell Place Temple Hills, MD 20748

Truist Bank S/I/I Peoples Security Bank of S/O CSC-Lawyers Incorporating Service, R.A. 7 Saint Paul Street, Suite 820 Baltimore, MD 21202

Marlin K. Husted, Trustee 4809 Suitland Road Suitland, MD 20023

A. Lee Haislip, Jr., Trustee 4809 Suitland Road Suitland, MD 20023

Sandy Spring Bank S/O Daniel J. Schrider, R.A. 17801 Georgia Avenue Olney, MD 20832

Barbara A. Nixon, Trustee 17801 Georgia Avenue Olney, MD 20832

Mary Asbury, Trustee 17801 Georgia Avenue Olney, MD 20832

State of Maryland Office of the Attorney General S/O Anthony G. Brown, Attorney 200 Saint Paul Place Baltimore, MD 21202

Prince George's County Department of Finance S/O Stephen J. McGibbon, Director 1301 McCormick Drive, Suite 1100

Largo, MD 20774

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 8905 Ballard Lane, Clinton, MD 20735, and described as Legal Description S 80 FT OF LOTS 65 & 66 EX 1599.93 SF TO P G CO Being known as District 09 Account Number 0884197 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-24-006141

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 8905 Ballard ane, Clinton, MD 20735, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to Green Magenta, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description S 80 FT OF LOTS 65 & 66 EX 1599.93 SF TO P G CO, District 09 Account Number 0884197 Known as 8905 Ballard Lane, Clinton, MD

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

It is thereupon this 30th day of Defor this dependent of this order day of De-cember, 2024, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some news-paper having a general circulation in Prince George's County once a week for three georgeting works. for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 4th day of March, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property. rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk

LEGALS

148730

ORDER OF PUBLICATION

Green Magenta, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

(1-9,1-16,1-23)

Morgan B. Wootten, Trustee of the Morgan B. Wootten Revocable 6912 Wells Parkway University Park, MD 20782

and

Katherine B. Wootten, Trustee of the Katherine B. Wootten Revocable 6912 Wells Parkway University Park, MD 20782

and

Maryland National Mortgage Cor-S/O The Prentice-Hall Corporation, 7 Saint Paul Street, Suite 820 Baltimore, MD 21202

Mario P. Sasso, Trustee P.O. Box 987 Mail Stop 021403 Baltimore, MD 21203

and

Suzanne L. Gray, Trustee P.O. Box 987 Mail Stop 021403 Baltimore, MD 21203

State of Maryland Office of the Attorney General S/O Anthony G. Brown, Attorney General 200 Saint Paul Place Baltimore, MD 21202

and

Prince George's County Department of Finance S/O Stephen J. McGibbon, Director 1301 McCormick Drive, Suite 1100 Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 7104 Pony Trail Lane, Hyattsville, MD 20782, and described as Legal Description 17-1907062 Being known as District 17 Account Number 1907062 on the Tax Roll of the Collector of Taxes.

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

Defendants

LEGALS

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7104 Pony Trail Lane, Hyattsville, MD 20782, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to Green Magenta, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 17-1907062, District 17 Account Number 1907062 Known as 7104 Pony Trail Lane, Hyattsville, MD 20782.

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

It is thereupon this 30th day of December, 2024, by the Circuit Court for Prince George's County, Ordered, that notice he gives be the 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 consecutive weeks, warning all persons interested in the property to appear in this Court by the 4th day of March, 2025, and redeem the property 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 to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148741 (1-9,1-16,1-23)

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

LEGALS

LM File No.: 1751-00108

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701 ORDER OF PUBLICATION

Insight Real Estate, LLC,

Plaintiff,

Walter A. Straughan, or his successor in trust, Co-Trustee of the National Church of God at Fort Washington; Mack L. Caddell, or his successor in trust, Co-Trustee of the National Church of God at Fort Washington; George Henderson, or his successor in trust, Co-Trustee of the National Church of God at Fort Washington; Local Board of Trustees of the Church of God at Fort Washington; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 2.6400 Acres. Assmt \$19,133 Map Grid A3 Par 088 Lib 07379 Fl and being identified on the Tax Roll as Parcel ID: 12-1299312, and which may be known as Vacant lot on Joel Ln., Temple Hills, MD 20748, 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 per-sons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 2.6400 Acres. Assmt \$19,133 Map 097 Grid A3 Par 088 Lib 07379 Fl 634 and being identified on the Tax Roll as Parcel ID: 12-1299312, and which may be known as Vacant lot on Joel Ln., Temple Hills, MD 20748,

Defendants. In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-006158 (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 Čollector of Taxes for the Prince George's County, Maryland, and the State of Maryland:

described as 2.6400 Acres. Assmt \$19,133 Map 097 Grid A3 Par 088 Lib 07379 Fl 634 and being identi-fied on the Tax Roll as Parcel ID: 12-1299312, and which may be known as Vacant lot on Joel Ľn., Temple Hills, MD 20748.

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

It is thereupon this 30th 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 24th day of January, 2025, warning all persons interested in the property to appear in this Court by the 4th day of March, 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

148745 (1-9,1-16,1-23)

ORDER OF PUBLICATION

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

JEFFERY CROSSON, EVERETT RENE CROSSON, JEFFREYS LIVING TRUST D 12/5/13VANEYKEN, ESQ., DAVIN TRUSTEE, PRINCE GEORGE'S COUNTY, MARYLAND

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

AVE

AND

AND Unknown Owner of the property 3502 25TH AVE described as follows: Property Tax ID 06-0557991 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-

uate and lying in Prince George's

County and known as 3502 25TH

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-005947

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:

7,837.0000 Sq.Ft. & Imps. Hillcrest Estates Lot 11 Blk L, Assmt \$230,900 Lib 48639 Fl 266, and assessed to Crosson Jeffery Etal. 06 0557991, 003502 25th Ave, 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

148750

(6) months and a day from the date of sale has expired.

It is thereupon this 30th 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 general circulation in Prince George's County once a week for fore the 24th day of January, 2025, warning all persons interested in the property to appear in this Court by the 4th day of March, 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 (1-9,1-16,1-23)



LEGALS

ORDER OF PUBLICATION Alfhatech LLC

James Louis Norris, Jr., et al Maureen Ann Callanan, et al Prince George's County All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City taxes for Prince George's County as follows: District 20, Acct 2210847 known as 6836 3rd St

148754

Plaintiff

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-24-006058

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

District 20, Acct 2210847, known as 6836 3rd St.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon on this 30th day of December, 2024, by the Circuit Court for Prince George's

ORDERED, that this notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three successive weeks before the 24th day of January, 2025, warning all persons who claim interest in caid property to be and appear in said property to be and appear in this Court by the 25th day of February, 2025, and redeem the property and answer the Complaint, or thereafter a final judgement will be rendered foreclosing all rights of redemption in the said property and vesting title in the Plaintiff a fee simple 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

148722

(1-9,1-16,1-23)

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**

1522 5TH STREET LANHAM, MD 20706

By authority contained in a Deed of Trust dated July 30, 2007 and recorded in Liber 28392, Folio 807, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$116,194.48, and an interest rate of 4.260%, 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 28, 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

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

(1-9,1-16,1-23)

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

2109 WINTERGREEN AVENUE **DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated April 20, 2000 and recorded in Liber 13831, Folio 190, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$113,250.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 28, 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

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

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

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

(1-9,1-16,1-23)

The Prince George's Post

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LM File No.: 3412-00001

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION

Medical Estate LLC,

vs.

Plaintiff,

Truist Bank, successor by merger to SunTrust Bank; Mortgage Electronic Registration Systems, Inc; Jackie Miller, 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 N Two Thirds O F Outlot B 10,609.0000 Sq.Ft. Hillcrest Heights Blk C Assmt \$2,100 Lib 26817 Fl 343 and being identified on the Tax Roll as Parcel ID: 06-0531590, and which may be known as Vacant lot on 26th Ave., Temple Hills, MD 20748, 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 N Two Thirds OF Outlot B 10,609.0000 Sq.Ft. Hillcrest Heights Blk C Assmt \$2,100 Lib 26817 FI 343 and being identified on the Tax Roll as Parcel ID: 06-0531590, and which may be known as Vacant 105 C. Temple Hills, MD 20748, Defendants. known as Vacant lot on 26th Ave.,

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-006193 (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 N Two Thirds O F Outlot B 10,609.0000 Sq.Ft. Hillcrest Heights Blk C Assmt \$2,100 Lib 26817 Fl 343 and being identified on the Tax Roll as Parcel ID: 06-0531590, and which may be known as Vacant lot on 26th Ave., Temple Hills, MD 20748.

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

It is thereupon this 30th 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 24th day of January, 2025, warning all persons interested in the property to appear in this Court by the 4th day of March, 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

148733 (1-9,1-16,1-23)

ORDER OF PUBLICATION BY POSTING

SEBEKE JEFFERSON VS.

SUZIANE JEFFERSON

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-24-009015 Other Reference Number(s): C-16-FM-24-003005

ORDERED, ON THIS 2nd day of January, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Suziane Jefferson, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of Irreconcilable Differences and Six-Month Separation and stating that the Defendant's last known address is: 9903 Boise Road, Laurel, MD 20708, and therefore it is;

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

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

ORDERED, said posting to be completed by the 1st day of February, 2025, and it is further;

ORDERED, THAT THE DEFEN-DANT, SUZIANE JEFFERSON, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 3RD DAY OF MARCH, 2025. MAY RESULT IN THE CASÉ 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 148719 (1-9,1-16,1-23) LM File No.: 1751-00107

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION

Insight Real Estate, LLC, Plaintiff,

Mission Christiana Jesuscristo El Rey, a Maryland corporation; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Flag Bottom 6.6200 Acres. Assmt \$245,533 Map 008 Grid F3 Par 030 Lib 34300 Fl 360 and being identified on the Tax Roll as Parcel ID: 01-0069575, and which may be known as Vacant lot on Old Gunpowder Rd., Beltsville, MD 20705, 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 Flag Bottom 6.6200 Acres. Assmt \$245,533 Map 008 Grid F3 Par 030 Lib 34300 Fl 360 and being identified on the Tax Roll as Parcel ID: 01-0069575, and which may be known as Vacant lot on Old Gunpowder Rd., Beltsville, MD 20705, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-006157 (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 Flag Bottom 6.6200 Acres. Assmt \$245,533 Map 008 Grid F3 Par 030 Lib 34300 Fl 360 and being identified on the Tax Roll as Parcel ID: 01-0069575, and which may be known as Vacant lot on Old Gunpowder Rd., Beltsville, MD

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

It is thereupon this 30th 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 24th day of January, 2025, warning all persons interested in the property to appear in this Court by the 4th day of March, 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

148743

(1-9,1-16,1-23)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RALPH MCKINLY BULLOCK

Notice is given that Antwan Maurice Bullock, whose address is 5401 Woodland Ćt, Oxon Hill, MD 20745, was on December 17, 2024 appointed Personal Representative of the estate of RALPH MCKINLY BULLOCK, who died on November 19, 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 17th day of

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

(1) Six months from the date of the dècédent'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.

> ANTWAN MAURICE BULLOCK Personal Representative

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

Estate No. 135528

(1-2,1-9,1-16)148711

LEGALS

LM File No.: 1751-00106 LEWIS MCDANIELS, LLC 50 Citizens Way

Suite 305 Frederick, Maryland 21701

ORDER OF PUBLICATION

Insight Real Estate, LLC, Plaintiff,

Shakawn M. Kinney; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince Ğeorge's County, Maryland, described as Lots 1.2.3.4.5 (ent Imps Razed 9/1/09) 10,000.0000 Sq.Ft. Gr Capitol Heights Blk 11 Assmt \$61,200 Lib 08563 Fl 211 and being identified on the Tax Roll as Parcel ID: 18-2097178, and which may be known as 900 Opus Ave., Capitol Heights, MD 20743, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; 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 Lots 1.2.3.4.5 (ent Imps Razed 9/1/09) 10,000.0000 Sq.Ft. Gr Capitol Heights Blk 11 Assmt \$61,200 Lib 08563 Fl 211 and being identified on the Tax Roll as Parcel ID: 18-

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-006155 (TAX SALE)

2097178, and which may be known

as 900 Opus Ave., Capitol Heights,

MD 20743

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 Lots 1.2.3.4.5 (ent Imps Razed 9/1/09) 10,000.0000 Sq.Ft. Gr Capitol Heights Blk 11 Assmt \$61,200 Lib 08563 Fl 211 and being identified on the Tax Roll as Parcel ID: 18-2097178, and which may be known as 900 Opus Ave., Capitol Heights, MD 20743.

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

It is thereupon this 30th 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 24th day of January, 2025, warning all persons interested in the property to appear in this Court by the 4th day of March, 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

148744 (1-9,1-16,1-23)

Matthew J. Dyer Esq Haskell & Dyer LLC P.O. Box 1299 14825 Pratt Street Upper Marlboro, MD 20773 301-627-5844

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GWENDOLYN EILEEN NEWMAN

Notice is given that Talicha M Blake, whose address is 1141 Southview Dr, Apt 102, Oxon Hill, MD, 20745-3441, was on August 20, 2024 appointed Personal Representa-tive of the estate of Gwendolyn Eileen Newman who died on September 27, 2023 with a will

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

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

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

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

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

TALICHA M BLAKE Personal Representative

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

Estate No. 131274 148748 (1-9,1-16,1-23)

PRINCE GEORGE'S COUNTY GOVERNMENT

> **Board of License** Commissioners

(Liquor Control Board) REGULAR SESSION

JANUARY 28, 2025

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

TRANSFER

Pavan A. Patel, Member-Manager for a Class A, Beer, Wine, and Liquor for the use of Mahek 117, C, t/a Earl Super Liquors, 833 Southern Avenue, Oxon Ĥill, 20745 transfer from Scorpio Spirits, Inc., t/a Earl Super Liquors, 833 South-ern Avenue, Oxon Hill, 20745, Dilbag Singh Dhillon, President.

Radhika Gautam Patel, President/Secretary/Treasurer for a Class A, Beer, Wine, and Liquor for the use of Big Z Holding Corporation, t/a Big Z Liquors, 3611 Forestville Road, Forestville, 20747 transfer from Big Z Holding Corporation, t/a Big Z Liquors 3611 Forestville Road, Forestville, Gita G. Patel, President/Secretary/Trea-

Kajal C. Makwana, Member/Authorized Person, Gita G. Patel, Member/Authorized Person for a Class B+, Beer, Wine, and Liquor for the use of Govind Krupa, LLC, t/a Sunnybrook Tavern, 9001 Livingston Road, Fort Washington, 20744 transfer from Govind Krupa, LLC, t/a Sunnybrook Tavern, 9001 Livingston Road, Fort Washington, 20744, Kajal C. Makwana, Member/Authorized Person, Dhara G. Patel, Member/Authorized Person.

Lal Bahadur Thapa, Member, Milan Thapa, Member for a Class A, Beer, Wine, and Liquor for the use of Baniya Group, LLC, t/a Kay-wood Liquors, 2205 Varnum Street, Mt. Rainier, 20712 transfer from ATSAL MD, LLC, t/a Kaywood Liquors, 2205 Varnum Street, Mt. Rainier, 20712, Akeeb Tunji Salako,

Nisha C. Patel, President, Karan C. Patel. Secretary/Treasurer for a Class A, Beer, Wine, and Liquor for the use of CNKA Corporation, t/a Astor Wine and Spirits, 364 Domer Avenue, Laurel, 20707 transfer from Transformlife, LLC, t/a Astor Wine and Liquor, 364 Domer Avenue, Laurel, 20707, Bryan Mitkowski, Member.

Jatinkumar K. Degadwala, Member-Manager, Bhavikkumar J. Patel, Secretary/Treasurer for a Class A, Beer, Wine, and Liquor for the use of Liquor Hub, LLC, t/a Laurel Plaza Liquors, 9626 Fort Meade Road, Laurel, 20707 transfer from LP 198, LLC, t/a Laurel Plaza Liquors, 9626 Fort Meade Road, Laurel, 20707, Brinda B. Patel, Member.

NEW - CLASS B, BEER, WINE AND LIQUOR

Edward H. Lee, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of EJ Developments Incorporated, t/a Mid Atlantic Seafood Restaurant, 13718 Baltimore Avenue, Laurel, 20707. Continued from the October 22, 2024 hearing.

German Escobar, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of German's Corporation, t/a Casa Dora II, 6211 Belcrest Road, Unit B101, Hyattsville, 20782.

Ionathan Parsonnet, Area Director/Authorized Person, Marco Gomez-Camarena, General Manager/Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Shake Shack Maryland, LLC, t/a Shake Shack, 4394 Knox Road, College Park, 20740.

Ramoun Peterkin, Managing Member, Shanique Smythe-Peterkin, Managing Member, for a Class B, Beer, Wine and Liquor for the use of Ramoun's Kitchen, LLC, t/a Ramoun's Kitchen, 15485 Annapolis Road, Suite 205, Bowie,

Bolaji Ayodeji Tubo, Member, for a Class B, Beer, Wine and Liquor for the use of Tito Catering, LLC, t/a Tito Spice Haven, 900 4th Street, Unit 101, Laurel, 20707.

Derrick Williams, Owner, for a Class B, Beer, Wine and Liquor for the use of Infuse, LLC, t/a Infuse Restaurant, 6339 Allentown Road, Temple Hills, 20748.

Ali R. Arellano, Member / Authorized Person, Gabriela Febres, Member/Authorized Person, Johnny Luciano Rodriguez, Member/Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Arepa Zone the Aster, LLC, t/a Arepa Zone, 4341 Calvert Road, College Park, 20740.

Edwein Arbaiza, President, for a Class B, Beer, Wine and Liquor for the use of Izote La Corporation, t/a Latinos Bar & Grill, 9432 Lanham Severn Road, Lanham, 20706.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, January 28, 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 BLC@co.pg.md.us 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

LEGALS

301-583-9980. BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard December 18, 2024

148753 (1-9,1-16)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

John Leonard Halsted and Chaohui Luo Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004537

NOTICE is hereby given this 8th day of January, 2025, 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, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th

day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 7,084.92. The property sold herein is One 500,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806. 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Šub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 500,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TO-GETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

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

True Copy—Test: Mahasin Él Amin, Clerk 148760 (1-16,1-23,1-30)

THE PRINCE **GEORGE'S** POST Call

301-627-0900

301-627-6260

Fax

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NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

Vivian Elaine Devolin and Susan Sainsbury Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004536

NOTICE is hereby given this 8th day of January, 2025, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th

The Report of Sale states the

day of February, 2025.

amount of the foreclosure sale to be \$ 892.62. The property sold herein is One 63,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Des-VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an BIENNIAL Ownership Interest and has been allocated 126,000 Points at the time of ourchase for use by the Grantees in EVEN year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Con-Declaration, dominium Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

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

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30)

148767

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on January 23, 2025, will be heard on March 25, 2025. Those licenses are:

Class D, Beer and Wine – 17 BW 100, 17 BW 101, 17 BW 102

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

A virtual hearing will be held via Zoom on Wednesday, February 5, 2025, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director

January 3, 2025 148752 (1-9,1-16)

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ENACTED BILLS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

CB-006-2024 (DR-2) AN ACT CONCERNING PRINCE GEORGE'S COUNTY RE-ENTRY EMPLOYMENT INCENTIVE PROGRAM for the purpose of expanding the Re-Entry Employment Incentive Program to County government agencies; providing for regulations and qualifications to the Re-Entry Employment Incentive Program for County agencies; establishing the Re-Entry Employment Incentive Program Fund; requiring a minimum annual appropriation; ; providing an exception to the hiring preference requirement; requiring reporting requirements; and generally

relating to re-entry hiring.
ENACTED: 11/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

CB-016-2024 (DR-2) AN ACT CONCERNING LATE-NIGHT BUSINESS <u>SAFETY PLAN</u> for the purpose of requiring certain businesses that operate between 12:00 a.m. and 4:00 a.m. to obtain a late-night safety plan from the Prince George's County Police Department; that requires the business to obtain an approved late-night safety plan before operating; that the business must operate under the terms of the approved late-night safety plan; that an approved late-night safety plan authorizes the business to operate for three (3) years; that at the expiration of the three (3) period the business will need to obtain a new approved late-night safety plan; and that businesses operating without an approved late-night safety plan are subject in a civil fine for each day it operates without an approved late-night safety

ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-030-2024 (DR-2) AN ACT CONCERNING UNTRACEABLE **FIREARMS AND MINORS** for the purpose of prohibiting the transfer of untraceable firearms to minors; and increasing the maximum penalty for each violation; and other general provisions related to untraceable

ENACTED: 11/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

CB-046-2024 (DR-3) AN ACT CONCERNING REFUSE COLLECTION -**CONTAINERS** [LOCKS] for the purpose of [providing that every approved commercially available type of container, including dumpsters, shall have a lock to secure the trash and control any overflow before it is properly dumped, pursuant to the terms of this Subdivision;] providing for the storage of refuse, complaints, and fines; and generally regarding

ENACTED: 11/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

CB-060-2024 (DR-2) AN ACT CONCERNING PREFERENCES FOR COUNTY-BASED SMALL BUSINESS, COUNTY-BASED BUSINESS, COUNTY-BASED MINORITY BUSINESS ENTERPRISE AND COUNTY-LOCATED BUSINESS FOR GOODS AND SERVICES AS APPLICABLE TO THE EXEMPTIONS OF SECTION 10A-108(A) for the purpose of allowing products, goods, and services that are subject to exemptions found in Section 10A-108(a) to be a part of open competition in the Prince George's County's procurement process. ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-062-2024 (DR-2) AN ORDINANCE CONCERNING CONVEN-

IENCE STORE LOCATIONS for the purpose of amending the Zoning Ordinance to revise the use-specific standards applicable to convenience stores by adding a minimum distance between convenience store uses in furtherance of the public safety, health, and welfare of citizens and resi-

dents of Prince George's County. ENACTED: 11/19/2024; EFFECTIVE: 1/6/2025

CB-064-2024 AN ACT CONCERNING THE ISSUANCE OF SPECIAL OBLIGATION BONDS FOR THE MILL BRANCH CROSSING DEVEL-**OPMENT DISTRICT** for the purpose of providing that special obligation tax increment financing bonds may be issued from time to time under the provisions of this Act and Sections 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the "Tax Increment Financing Act"), and consistent with the provisions of CR-062-2024, adopted by the County Council of Prince George's County, Maryland (the "County Council") on November 19, 2024 (the "Formation Resolution"), in an amount not to exceed the aggregate principal amount of Seventeen Million Five Hundred Thousand Dollars (\$17,500,000), in order for Prince George's County, Maryland (the "County") to finance or reimburse, in accordance with the Tax Increment Financing Act, costs related to the construction and installation of certain infrastructure improvements, as more particularly described herein, and to pay certain costs of issuing such bonds; ratifying and confirming the designation of the Mill Branch Crossing Development District; making certain findings and determinations, among others, concerning the public benefit and purpose of such bonds, including that prior to the issuance of such bonds certain criteria set forth in CR-21-2019 (irrespective of any provision of CR-21-2019 to the contrary) and the provisions of CB-51-2022 will apply, including but not limited to the "But-For Test," the "Trigger Mechanism/Look Back Provision," a determination of impact on the County credit/bond rating, and the delivery and approval of a Supplier Diversity and Equity Plan have been satisfied; providing that such bonds authorized to be issued hereby shall be payable from certain amounts levied and deposited in the Tax Increment Fund (as defined in the Formation Resolution) and that such bonds shall not constitute a general obligation debt of the County or a pledge of the County's full faith and credit or taxing power other than the County's pledge of the taxes representing the levy on the Tax Increment (as defined in the Formation Resolution); specifying certain terms and conditions with respect to the issuance of the bonds and the financing or reimbursement of certain infrastructure improvements; authorizing the County Executive of the County (the "County Executive") to specify, prescribe, determine, provide for and approve certain details, forms, documents or procedures in connection with such bonds issued hereunder and any other matters necessary or desirable in connection with the authorization, issuance, delivery and payment of such bonds; authorizing the County Executive to take certain actions, execute documents and make certain commitments on behalf of the County in connection with the issuance and delivery of such bonds consistent with the provisions of this Act; authorizing the execution and delivery of such bonds and such other documents as may be necessary and desirable to effectuate the financing of certain infrastructure improvements described herein and the issuance and delivery of such bonds; and generally providing for, and determining various matters in connection with, the issuance, delivery and payment of

ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-065-2024 (DR-2) AN ACT CONCERNING LAND BANK AUTHOR-ITY OF PRINCE GEORGE'S COUNTY for the purpose of amending the Prince George's County Code to establish the Land Bank Authority of Prince George's County in accordance with the Annotated Maryland Code to acquire, manage, maintain, and repurpose blighted, abandoned, and distressed properties in Prince George's County and have other powers and authority conferred by Maryland law upon land banks generally. ENACTED: 11/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

CB-067-2024 (DR-2) AN ORDINANCE CONCERNING OFF-STREET PARKING AND LOADING - OFF-STREET PARKING SPACE STAN-<u>DARDS</u> for the purpose of revising and providing certain definitions regarding electric vehicles and electric vehicle parking spaces; requiring a minimum number of electric vehicle parking spaces for newly constructed multifamily, office, and mixed-use developments; minimum required parking spaces with accessible EV charging stations; and generally regarding

vehicle parking. ENACTED: 11/19/2024; EFFECTIVE: 1/6/2025

CB-068-2024 AN ACT CONCERNING THE PRINCE GEORGE'S COUNTY CODE (2023 EDITION) for the purpose of adopting and publishing the 2023 Edition of the Prince George's County Code.
ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-069-2024 AN ORDINANCE CONCERNING SUBTITLE 27 - THE $\underline{\mbox{ZONING ORDINANCE}}$ for the purpose of adopting and publishing the 2023 Edition of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code. ENACTED: 11/19/2024; EFFECTIVE: 1/6/2025

CB-070-2024 AN ACT CONCERNING SUBTITLE 24, SUBDIVISIONS for the purpose of adopting and publishing Subtitle 24, Subdivisions, of the 2023 Edition of the Prince George's County Code. ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 1/21/2025

CB-072-2024 (DR-2) AN ACT CONCERNING REGULATION OF INVA-SIVE BAMBOO for the purpose of regulating invasive bamboo, and generally relating to the regulation of invasive bamboo. ENACTED: ĭ1/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

CB-073-2024 (DR-2) AN ACT CONCERNING NOISE CONTROL for the purpose of clarifying the County noise policy; providing for a certain definition; providing for maximum allowable noise levels; repealing waivers and certain regulations and fees for noise level and noise disturbance standards for construction; repealing certain exceptions; providing for certain exemptions; providing for increased penalties; providing for changes for

LEGALS

certain civil citation; providing for the issuance of regulations establishing the equipment and techniques used to measure vibrations effective on a certain date; and generally regarding noise control.
ENACTED: 11/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

CB-074-2024 AN ACT CONCERNING TRANSITIONAL PROVISIONS-EXTENSION OF TIME FOR ACCESS TO PRIOR SUBDIVISION REG-<u>ULATIONS</u> for the purpose of amending the time for applications to be approved and considered under the prior Subdivision Regulations from two (2) years to three (3) years, or from April 1, 2024, to April 1, 2025 ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 1/21/2025

CB-076-2024 AN ACT CONCERNING TRANSPARENCY IN LAW EN-FORCEMENT ACCOUNTABILITY for the purpose of delineating the current practices and understandings utilized to implement Section 2-537 and to ensure a consistent interpretation and clarifying that the law applies to both on-duty and off-duty conduct, aligning with the law enforcement general order.

ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-077-2024 (DR-3) AN ACT CONCERNING WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE for the purpose of revising the validity and grandfathering and notification requirements in the existing subtitle; and generally regarding woodland and wildlife habitat conservation

ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-080-2024 (DR-2) AN ACT CONCERNING THE VACANT REAL PROPERTIES TAX RATE for the purpose of establishing a real property tax rate for real properties consisting of vacant houses/buildings or improved property cited as vacant and unfit for habitation or other authorized use on a housing or building violation notice. ENACTED: 11/Ĭ9/2024; SIĞNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-081-2024 AN ACT CONCERNING COMMUNITY INFORMED PO-

LICE TRAINING for the purpose of creating a collaboration in the recruitment of police cadets and police training among the Prince George's County Police Department, local educational institutions and Prince George's County based non-profit organizations that have been working on police reform and criminal justice issues

ENACTED: 11/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

CB-082-2024 (DR-2) AN ACT CONCERNING COMMERCIAL PROP-**ERTY STANDARDS** for the purpose of prohibiting framing lights in commercial storefronts to reduce the harmful effects of light pollution on Prince George's County residents and neighborhoods; and providing for certain fines for non-compliance.

ENACTED: 11/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

CB-083-2024 (DR-2) AN ACT CONCERNING VEHICLE LAW - NOISE ABATEMENT MONITORING SYSTEMS - PILOT PROGRAM for the purpose of establishing a pilot program to authorize the use of noise abatement monitoring systems in Prince George's County, to enforce certain motor vehicle noise requirements; and generally relating to the use of noise

abatement monitoring systems. ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-084-2024 (DR-3) AN ACT CONCERNING STOP SIGN MONITOR-ING SYSTEMS - SCHOOL ZONES - AUTHORIZATION For the purpose of authorizing and implementing the use of stop sign monitoring systems on State and local highways located in Prince George's County in a school zone to record violations of State law requiring obedience to stop signs pursuant to Md. Code Transportation Article Section 21-707, made a part hereof and set forth wholly within this Act; making this Act an emergency bill; providing for the effective date of this Act; providing for the adoption of this Act; and other related provisions to the use and enforcement of stop sign monitoring systems in Prince George's County. ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-085-2024 (DR-2) AN ACT CONCERNING UNIVERSAL DESIGN FOR HOUSING - REVISIONS for the purpose of adding and revising certain definitions; providing for certain exemptions; requiring certain alarms; regarding the potential waiver of certain requirements by the Director of the Department of Permitting, Inspections and Enforcement in certain instances; requiring a certain form for the application for certain waiver exemptions; assessing a certain administrative fee in an amount per each waiver per each dwelling unit in a residential development project at the time of building permit for the cost of the Department of Permitting, Inspections and Enforcement's processing and review of the Universal Design for Housing waiver provision as prescribed in the Table of Fees; imposing penalties for non-compliance of certain violations of the Universal Design for Housing law; providing for a certain appeal from a certain waiver denial; and generally regarding Universal Design elements for certain newly

constructed residential housing dwelling units. ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-086-2024 (DR-3) AN ACT CONCERNING ABANDONED VEHICLES for the purpose of providing for the prohibition of abandoning vehicles within the County under certain circumstances; providing for certain increased fines; providing for certain increased penalties; and generally regarding towing of abandoned vehicles. ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-088-2024 (DR-3) AN ACT CONCERNING MINIMUM WAGE IN-

<u>DEXING</u> for the purpose of indexing Prince George's County's minimum wage to the Consumer Price Index ENĀCTED: 11/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

CB-096-2024 AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY for the purpose of adding classes of work to the Classification Plan of the County. ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-098-2024 (DR-3) AN ACT CONCERNING BUSINESSES AND LICENSES - SHOPPING CART CONTROL for the purpose of keeping shopping carts out of communities by requiring retail businesses to label and equip shopping carts with control devices; imposing penalties on noncomplaint businesses; providing for appeals of such penalties; and authorizing the promulgation of implementing regulations. ENACTED: 11/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

CB-099-2024 AN ACT CONCERNING REDEVELOPMENT AUTHOR-

<u>ITY</u> for the purpose of amending the County Code to separate the budgeting and personnel functions of the Redevelopment Authority from the Department of Housing and Community Development, and clarifying personnel provisions pertaining to employees of the Redevelopment Author-

ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

<u>CB-101-2024 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 3, AMERICAN FEDERATION OF STATE,</u> COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCALS 2462, 2735, 3389 AND 1170 for the purpose of approving the labor agreement by and between Prince George's County, Maryland and Council 3, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Locals 2462, 2735, 3389 and 1170 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-102-2024 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - DEPUTY SHERIFF'S ASSOCIATION OF PRINCE GEORGE'S COUNTY, INC. (CIVILIAN UNITS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Deputy Sheriff's Association of Prince George's County, Inc. (Civilian Units), to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince

George's County Public Employee Relations Board. ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-103-2024 (DR-2) AN ACT CONCERNING SUPPLEMENTARY AP-**PROPRIATIONS** for the purpose of declaring the reallocation of agency appropriations in the General Fund to assist in the fiscal year end closing process for the Approved Fiscal Year 2024 Budget. ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-104-2024 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 3, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCAL 241 (SCHOOL CROSSING GUARDS) for the purpose of amending the labor agreement by and between Prince George's County, Maryland and Council 3, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Local 241 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board or as amended by the Office of Human Resources Management from time to time.

ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

LEGALS

CB-105-2024 (DR-2) AN ACT CONCERNING ELECTRIC VEHICLE CHARGING INFRASTRUCTURE IN MULTIFAMILY AND COMMER-CIAL DEVELOPMENTS for the purpose of providing for certain definitions; requiring newly constructed and substantially-renovated multifamily and commercial developments to install the necessary infrastructure to support electric vehicle charging; authorizing DPIE to set permitting guidelines for charging station infrastructure; establishing property owner responsibility for charging station maintenance; and applying electric vehicle charging safety standards to commercial buildings

ENACTED: 11/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

CB-106-2024 (DR-2) AN ACT CONCERNING COUNTY REAL PROP-**ERTY** for declaring certain parcels of County-owned real property as surplus and no longer needed for County use. ENACTED: 11/19/2024; EFFECTIVE: 1/6/2025

CB-107-2024 (DR-2) AN ACT CONCERNING LANDLORD-TENANT -EMERGENCY EVACUATION PLANS - AGE RESTRICTED SENIOR **HOUSING** for the purpose of amending provisions of the Prince George's County Code requiring landlords to provide for emergency evacuation plans for age restricted senior housing; providing for compliance with certain codes; providing for the posting of the emergency evacuation plans in certain areas; providing for the placement of the emergency evacuation plans on-line; providing for the optional placement of a certain stickers on units identifying persons with physical disabilities; and generally regarding emergency evacuation plans in age restricted housing.

ENACTED: 11/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

CB-108-2024 (AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS AND GENERAL OBLIGATION STORMWATER MANAGEMENT BONDS for the purpose of authorizing and empowering Prince George's County, Maryland to issue and sell an amount not to exceed seven hundred three million fifty-five thousand dollars (\$703,055,000) in aggregate principal amount of general obligation bonds and one hundred three million two hundred ninety-one thousand dollars (\$103,291,000) in aggregate principal amount of general obligation stormwater management bonds for the purpose of providing funds for financing in whole or in part costs of the planning, acquisition, construction, reconstruction, establishment, extension, enlargement, demolition, or improvement of certain capital projects and stormwater projects, respectively, set forth in the capital budget of the County for the fiscal year ending June 30, 2025; describing the projects or usable parts to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs thereof and the probable useful lives thereof; prescribing or providing for the procedures for the issuance and sale of such bonds at private (negotiated) sale or public sale; declaring the County's official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income Tax Regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; showing compliance with the power of the County to incur indebtedness; directing the application of the proceeds of such bonds and the proceeds of bonds previously issued by an act of the County; pledging the full faith and credit and taxing power of the County to the payment of such bonds and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such general obligation stormwater management bonds related to clean water projects when due; authorizing and empowering the County to issue and sell an amount not to exceed eight hundred six million three hundred forty-six thousand dollars (\$806,346,000) in aggregate principal amount of bond anticipation notes and covenanting to issue bonds in anticipation of which such notes are issued; pledging the full faith and credit and taxing power of the County to the payment of such bond anticpation notes and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bond anticipation notes when due and authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such bond anticipation notes related to clean water projects when due; directing the application of the proceeds of such bond anticipation notes; directing the application of the proceeds of such bonds; providing for the issuance of such bond anticipaion notes in the form of commercial paper or revolving loan notes; providing for the issuance of such bond anticipation notes and the bonds in the form of variable rate demand obligations; authorizing certain determinations to be made in connection with the sale of any such bond anticipation notes; authorizing the consolidation of such bond anticipation notes with other notes for purposes of such sale; authorizing and empowering the County to issue, sell and deliver general obligation refunding bonds and general obligation stormwater management refunding bonds for the purose of refunding all or a part of the bonds authorized hereby or in prior Acts of the County in an aggregate principal amount not to exceed 150% of the outstanding principal amount of the bonds to be refunded thereby, the proceeds of such refunding bonds to be used for the public purpose of providing funds sufficient to pay principal of, redemption premium, if any, and interest on such refunded bonds at the respective maturity, redemption, and interest payment dates of such refunded bonds and related issuance costs; prescribing or providing for the procedure for the issuance and sale of such refunding bonds; empowering the County Executive to determine the time and method for the sale of such refunding bonds and other details with respect to the sale of such refunding bonds; pledging the full faith and credit of the County to the payment of the principal of, redemption premium, if any, and the interest on such refunding bonds when due; and providing for the levy and collection of taxes necessary for the payment of the principal of, redemption premium, if any, and interest on such refunding bonds when due, showing compliance with the limitations on the power of the County to incur indebtedness; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such refunding bonds related to clean water projects when due; covenanting or providing for the making of certain covenants on matters relating to the tax-exempt status of interest on such bonds, bond anticipation notes and refunding bonds, as applicable; providing for compliance with Securities and Exchange Commission Rule 15c2-12; providing for the authorization of and entry into interest rate exchange agreements or contracts in connection with or incidental to any of the obligations authorized by this Act; authorizing the County Executive to delegate to appropriate officials the power to make certain determinations and sign certain documents, certificates or agreements authorized to be made or signed by the County Executive herein; and otherwise generally determining or providing for the determination of certain matters in connection with the issuance, sale and delivery of the general obligation and stormwater management bonds, bond anticipation notes and refunding bonds authorized by this Act.

ENACTED: 11/19/2024; SIGNED: 12/18/2024; EFFECTIVE: 2/3/2025

CB-109-2024 AN ACT CONCERNING SOLID WASTE ADVISORY COMMISSION COMPOSITION for the purpose of amending the Solid Waste Advisory Commission by revising the number of appointed members serving on the Commission; reestablishing the process for appointments to the Commission; and generally related to the appointments of the Solid Waste Advisory Commission.

ENACTED: 11/19/2024; UNSIGNED: 12/20/2024; EFFECTIVE: 2/4/2025

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Jolene Ivey, Chair

Donna J. Brown Clerk of the Council

ATTEST:

Copies of these documents are available for viewing online at https://princegeorgescountymd.legistar.com

(1-16)

GEORGE'S POST

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NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004831

NOTICE is hereby given this 9th day of January, 2025, 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, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 2025; provided, a copy of this order be inerted in a newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 5,475.91. The property sold herein is One 1000000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

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

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30)

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

CAROL JOHNSTON and Stan Tuck

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004786

NOTICE is hereby given this 8th day of January, 2025, 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, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or become the total total contrary the contrary the contrary the shown on or become the total contrary the contract the con fore the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 9,445.86. The property sold herein is One 1105000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148763 (1-16,1-23,1-30)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

OTTO B. MARTINSON and Brigita M. Martinson

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

Civil Case No. C-16-CV-24-004803

NOTICE is hereby given this 8th day of January, 2025, 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, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 2025; provided, a copy of this order be insaid County, once in each of three successive weeks before the 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 13,893.68. The property sold 1469000 / herein is One 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

(1-16,1-23,1-30)

LEGALS

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

RONALD ALBERT CAHILL and Myung Sook Lee

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

Civil Case No. C-16-CV-24-004800

NOTICE is hereby given this 8th day of January, 2025, 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. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 6,455.98. The property sold herein is One 1000000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 1823-827, 201-201, 202-201, 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 (1-16,1-23,1-30)

LEGALS

OF SALE

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

WILLIAM FAULKNER Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004751

NOTICE is hereby given this 8th day of January, 2025, 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. Zicke-Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 9,743.75. The property sold herein is One 1,273,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 148766 (1-16,1-23,1-30)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

William HC Ticknor and Pamela C. Ticknor Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004512

NOTICE is hereby given this 8th day of January, 2025, 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, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 15,140.42. The property sold herein is One 1,120,000/ herein is One 1,120,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which

are numbered above, and all 232

Standard VOI Units are all Residen-

tial Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 1,120,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TO-GETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT,

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

mineral rights.

LESS AND EXCEPT all oil, gas, and

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LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

Dorothy D. Dressel, Trustee and Daniel E. Dressel, Trustee, of the Dressel Family Trust, dtd September 2, 2009

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-004517

NOTICE is hereby given this 8th day of January, 2025, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the

amount of the foreclosure sale to be \$ 13,078.80. The property sold herein is One 923,000/

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, 1014, 1014, 1016, 1018, 1010, 1018, 1014, 10 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats"), liberties the "Timel Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 923,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TO-GETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise ap-pertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

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

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30)

LEGALS

THE TOWN OF FOREST HEIGHTS OFFICIAL GENERAL ELECTION NOTICE

On Wednesday, March 12, 2025 (the second Wednesday in March), Forest Heights residents will have the opportunity to vote for the office of Mayor as well as Councilmembers representing Ward I, Ward II, and Ward III.

Voting:

Voting will be held in Person at Town Hall located at 5508 Arapahoe Dr, Forest Heights, MD 20745. Only qualified municipal voters properly registered with the County Board of Elections may vote in Town elec-

The Polling Location will be open on Election Day, Wednesday, March 12, 2025, from $11:00\mathrm{AM}$ to $8:00\mathrm{PM}$

There are no options for Mail in or Drop Off Ballots During this (post pandemic) election cycle. All voting (except by absentee ballot) must occur in person at the designated polling location

Request for Absentee Ballots:

To request an absentee ballot please email <u>TownClerk@ ForestHeightsmd.gov</u> or contact the Town Clerk in person at Town Hall between the hours of 9:00AM – 5:00PM Monday – Friday. Please note that the Town Hall (Municipal Building) is closed for all recognized Town and Federal Holidays

This Absentee Ballot Application must be received on or before \underline{March} 5, 2025 (at least 7 days before the general election). Completed absentee ballots must be returned NLT close of polls (8 PM) on Election Day.

Once the Absentee Ballot request is complete, please mail to:

Chairman of the Board of Registrations and Elections The Town of Forest Heights 5508 Arapahoe Drive, Forest Heights, Maryland, 20745

Request for Reasonable Accommodations:

Voters in the Town of Forest Heights who require reasonable accommodations under the Americans with Disabilities Act (ADA) to participate in local elections can request assistance by contacting the Town Clerk's office well in advance of the election date. Accommodations may include accessible voting machines, assistance with completing a ballot, release of absentee ballot to agent or guardian, or other modifications to ensure equitable access to the voting process. Voters are encouraged to specify their needs early to allow sufficient time for arrangements to be made, ensuring a seamless and inclusive voting experience for all residents.

(1-2,1-16,1-30,2-13,2-27,3-6)148700

LEGALS



BOWIE POLICE DEPARTMENT FOR IMMEDIATE RELEASE

January 16, 2025 Contact: Chief Dwayne A. Preston

Starting February 3, 2025, the Bowie Police Department will relocate some of the City's speed cameras as part of the Safe Speed Camera Program. Chestnut Ave, Mitchellville Rd, Dahlia Dr., Nashua Lane, and Tulip Grove Dr. cameras will be moved to Dolphin Way, Old Stage Rd., Brunswick Lane, Alderwood Lane, and Kembridge Dr. locations. There will be a warning period until March 3, 2025, for the cameras at these new locations, after which civil citations will be issued. For more details and a list of all locations authorized for speed cameras, please visit the City of Bowie's website: www.cityofbowie.org/speedcameras.

The Safe Speed Program, a key initiative to reduce speeding and motor vehicle accidents, is crucial for ensuring the safety of pedestrians and bicyclists on roadways throughout the City of Bowie. The use of speed cameras is a significant part of this program.

The program is intended to change driving behavior rather than generate revenue for the city. Over time, as behaviors change, the number of speed camera citations is expected to decrease as drivers reduce speeds and comply with speed limits. Your safety is our priority. Below, you will find a complete list of the speed camera locations.

Residential Camera Locations:

16300 BLK EB Excalibur Rd 16300 BLK WB Excalibur Rd 14700 BLK WB Dolphin Way 14400 BLK WB Old Stage Rd 12700 BLK WB Brunswick Lane 16000 BLK EB Alderwood Lane 12400 BLK EB Kembridge Dr

School Zone Camera Locations: 15200 BLK EB Annapolis Rd 15200 BLK WB Annapolis Rd 7700 BLK NB Laurel Bowie Rd 4600 BLK NB Collington Rd 4600 BLK SB Collington Rd

(1-16,1-23,1-30)

LEGALS

City of Hyattsville, MD

Notice of 2025 Biennial City Election Deadline for Filing for Candidacy

The 2023 City of Hyattsville Election will be held on Tuesday, May 13, 2025, between the hours of 7:00 a.m. and 8:00 p.m. All registered voters in the City will be mailed a ballot in early April. Ballots may be returned via mail or official drop box.

Qualified residents of the City who desire to be a candidate for the Office of Mayor or Council Member may file an application between Tuesday, February 11, 2025 and Friday, March 14, 2025.

Applications for candidacy may be filed in the Office of the City Clerk, 4310 Gallatin Street (3rd Floor) by appointment. To make an appointment, call 301-985-5001 or email cityclerk@hyattsville.org.

The offices up for election on Tuesday, May 13, 2025 are the offices of five (5) City Council seats, one seat for each of the five wards in the City. Each office serves a four (4) year term.

(1-16,1-23)

The Prince George's Post **Proudly Serving Prince George's County Since 1932**

ORDER OF PUBLICATION

ATCF II MARYLAND LLC 225 26th Street, Unit 21 Ocean City, MD 21842

Plaintiff

CHARLENE WILLS

PLEASANT PROSPECT HOME OWNERS ASSOCIATION, INC. AKA PLEASANT PROSPECT HOMEOWNERS'S ASSOCIATION,

T/A WOODMORE

and

THE STATE OF MARYLAND

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 12501 PLEAS-ANT PROSPECT RD, BOWIE, MD

Account Number: 07 0820134 Description: 2.0000 ACRES & IMPS. PLEASANT PROSPECT LOT 11 Assmt: \$1,402,100 Liber/Folio: 38504/548 Assessed To: WILLS CHARLENE

In the Circuit Court for Prince George's County, Maryland C-16-CV-24-006227

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

Property Address: 12501 PLEAS-ANT PROSPECT RD, BOWIE, MD

Account Number: 07 0820134 Description: 2.0000 ACRES & IMPS. PLEASANT PROSPECT LOT 11 Assmt: \$1,402,100

Liber/Folio: 38504/548 Assessed To: WILLS CHARLENE

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

It is thereupon this 13th day of January, 2025, by the Circuit Court for

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 7th day of February, 2025, warning all persons interested in the said properties to be and appear in this Court by the 18th day of March, 2025, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30)

ORDER OF PUBLICATION

ALAA CHALABI 225 26th Street, Unit 21 Ocean City, MD 21842

Plaintiff

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF EDDIE O. ROBISON, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER EDDIE Q. ROBISON

THE STATE OF MARYLAND

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 0 Kraus Ave, Glenn Dale, MD 20769 Account Number: 14 1668847 Description: Lots 41, 42, 43, 44, 8,000.0000 Sq.Ft. Glenn Dale Heights Blk 20 Assmt: \$18,900 Liber/Folio: 05163/160 Assessed To: Robison Eddie

In the Circuit Court for Prince George's County, Maryland C-16-CV-25-000001

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

Property Address: 0 Kraus Ave, Glenn Dale, MD 20769 Account Number: 14 1668847 Description: Lots 41, 42, 43, 44, 8,000.0000 Sq.Ft. Glenn Dale Heights Blk 20 Assmt: \$18,900 Liber/Folio: 05163/160 Assessed To: Robison Eddie

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of January, 2025, by the Circuit Court for

Prince George's County;
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 7th day of February, 2025, warning all persons interested in the said properties to be and appear in this Court by the 18th day of March 2025, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk

(1-16,1-23,1-30)

LEGALS

LM File No.: 3552-00020

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION

Good Hands Construction, LLC,

Concrete & Sticks, 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 Lots 25.26 & 27 7,500.0000 Sq.Ft. East Columbia Park Blk EYE Assmt \$70,700 Lib 44378 Fl 334 and being identified on the Tax Roll as Parcel ID: 13-1569664, and which may be known as 7109 East Ridge Dr., Landover, MD 20785, 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 Lots 25.26 & 27 7,500.0000 Sq.Ft. East Columbia Park Blk EYE Assmt \$70,700 Lib 44378 Fl 334 and being identified on the Tax Roll as Parcel ID: 13-1569664, and which may be known as 7109 East Ridge Dr., Landover, MD 20785,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000016 (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 Lots 25.26 & 27 7,500.0000 Sq.Ft. East Columbia Park Blk EYE Assmt \$70,700 Lib 44378 Fl 334 and being identified on the Tax Roll as Parcel ID: 13-1569664, and which may be known as 7109 East Ridge Dr., Landover, MD 20785.

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

It is thereupon this 13th day of January, 2025, 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 7th day of February, 2025, warning all persons interested in appear in this (by the 18th day of March, 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

<u>148801</u> (1-16,1-23,1-30) LM File No.: 3552-00019

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

Good Hands Construction, LLC,

ORDER OF PUBLICATION

Concrete & Sticks, 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 Lots 23.24 5,000.0000 Sq.Ft. East Columbia Park Blk EYE Assmt \$45,200 Lib 44378 Fl 334 and being identified on the Tax Roll as Parcel ID: 13-5636771, and which may be known as 7107 East Ridge Dr., Hyattsville, MD 20785, 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 Lots 23.24 5,000.0000 Sq.Ft. East Columbia Park Blk EYE Assmt \$45,200 Lib 44378 Fl 334 and being identified on the Tax Roll as Parcel ID: 13-5636771, and which may be known as 7107 East Ridge Dr., Hyattsville,

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000014 (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 Lots 23.24 5,000.0000 Sq.Ft. East Columbia Park Blk EYE Assmt \$45,200 Lib 44378 Fl 334 and being identified on the Tax Roll as Parcel ID: 13-5636771, and which may be known as 7107 East Ridge Dr., Hyattsville, MD 20785.

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

It is thereupon this 13th day of January, 2025, 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 7th day of February, 2025, warning all persons interested in the property to appear in this Court by the 18th day of March, 2025, and eir property and/or an swer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(1-16,1-23,1-30)

148818

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 The owner(s) of said vehicle(s) have the right to rectain 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: 1/25/2024.

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

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

2006 CHEVROLET SILVERADO VA TSN8507 1GCEK19V46E271725 2013 FORD FOCUS VA TVZ8461 1FADP3K29DL231454

CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 207850

1995	FORD	F-800	VA	UC21559	1FDXF80CXSVA55644
2016	FREIGHTLINER	CASCADIA	MD	961F76	1FUJGLD50GLHE2163
2012	FREIGHTLINER	CASCADIA	GA	C812EB	1FUJGLDR4CLBJ7590
2014	PETERBILT	587	MD	903F48	1XP4DP9X2ED220348
2014	INTERNATIONAL.	HARVESTER	MD	42410F	3HSDISIRXEN793935

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

LEGALS

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

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

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

You must reclaim these vehicles by: 1/29/2025.

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

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

ALTIMA VA TFP5113 1N4AL21E29N544314 2009 NISSAN 2008 SUBURAU TRIBECA VA TSM1944 4S4WX92D584403966 2005 HONDA ODYSSEY AVU24A20251534 GRAND VA UTL4773 2MEFM75W46X641486 2006 MERCURY MARQUIS

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

2010 FORD 2FA RP7RV1 A X146857 VICTORIA 2015 VOLKSWAGEN PASSAT MD 6GG4869 1VWCV7A39FC058306

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

2000 FORD **EXPLORER** 1FMZU73E1YZA41302 2008 FORD F-150 1FTPX14V78FA68391 2002 FORD F250 1FTNW21F42EB73867 CROSSTOUR MD 4AA5088 5J6TF3H3XCL006378 2012 HONDA

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Your Newspaper of Legal Record

CALL: 301-627-0900

FAX: 301-627-6260

LEGALS

NOTICE

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

Jerome E. Spencer, Jr., Personal Representative for the Estate of Pearl Deloras Thomas 9409 Silver Fox Turn Clinton, MD 20735

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF18-26322

Notice is hereby given this 10th day of January, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$423,000.00. The property sold herein is known as 9409 Silver Fox Turn, Clinton, MD 20735.

MAHASIN EL AMIN

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

148814 (1-16,1-23,1-30)

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