

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MYRTLE ELA MARK

Notice is given that Joy Audrey Harris, whose address is 17 Colesville Manor Ct, Silver Spring, MD 20904-1138, was on January 13, 2025 appointed Personal Representative of the estate of Myrtle Ela Mark who died on March 15, 2023 with a will.

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

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

JOY AUDREY HARRIS
Personal Representative

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

Estate No. 135036
148828 (1-23,1-30,2-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOELLEN TRIGIANI

Notice is given that Michele (Michael) Trigliani Sr, whose address is 19116 Holberton Ln, Brookeville, MD 20833-2634, was on January 13, 2025 appointed Personal Representative of the estate of Joellen Trigliani who died on November 13, 2024 with a will.

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

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

MICHELE (MICHAEL) TRIGIANI SR
Personal Representative

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

Estate No. 135948
148829 (1-23,1-30,2-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELBA L ROBINSON

Notice is given that Edward P Robinson Jr, whose address is 11720 South 27th Circle, Bellevue, Nebraska 68123, was on December 11, 2024 appointed Personal Representative of the estate of Melba L Robinson who died on January 12, 2024 with a will.

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

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

EDWARD P ROBINSON JR
Personal Representative

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

Estate No. 132182
148830 (1-23,1-30,2-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY ANN KIETZMAN

Notice is given that William C Kietzman, whose address is 568 Bourbon St, Havre de Grace, MD 21078-3131, was on January 3, 2025 appointed Personal Representative of the estate of Mary Ann Kietzman, who died on December 4, 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 3rd day of July, 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.

WILLIAM C KIETZMAN
Personal Representative

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

Estate No. 135882
148831 (1-23,1-30,2-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONALD CYRIL DIMITROFF

Notice is given that Robert Dale Dimitroff, whose address is 174 Waterford Way, Montgomery, TX 77356, was on January 3, 2025 appointed personal representative of the small estate of Donald Cyril Dimitroff who died on September 20, 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 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.

ROBERT DALE DIMITROFF
Personal Representative

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

Estate No. 135330
148822 (1-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**FRANK RUFUS HAMM
AKA: FRANK R HAMM**

Notice is given that Karen R Hamm, whose address is 13505 Gambrel Ct, Laurel, MD 20708-1389, was on January 10, 2025 appointed personal representative of the small estate of Frank Rufus Hamm, who died on December 16, 2024 without a will.

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

All persons having any objection to the appointment 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.

KAREN R HAMM
Personal Representative

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

Estate No. 135929
148823 (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**

**73 HERRINGTON DRIVE
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated February 21, 2006 and recorded in Liber 24581, Folio 063, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,000.00, and an interest rate of 5.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 11, 2025 AT 11:30AM

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

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

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

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

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

148839 (1-23,1-30,2-6)

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%, 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 possession of the property.

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

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

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

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

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**

**708 AVANTI PLACE
HYATTSVILLE, MD 20785**

By authority contained in a Deed of Trust dated December 26, 2006 and recorded in Liber 27077, Folio 681, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$188,000.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 11, 2025 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148840 (1-23,1-30,2-6)

The Prince George's Post

Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George's County Since 1932

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
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.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of June, 2025.

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

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

148778 (1-16,1-23,1-30)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

Bacon Drive LLC

Defendants

**10101 BACON DR # 1,
BELTSVILLE, MD 20705**

and

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

and

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

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 pursuant 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 WITH 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, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having general cir-

ulation 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 El Amin, Clerk
148782 (1-16,1-23,1-30)

LEGALS

Meghan E. McCulloch, Esq.
7021 Columbia Gateway Drive,
Suite 200
Columbia MD 21046
301-575-0377

**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)

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 Springfield, VA 22152-2813, was on January 3, 2025 appointed Personal Representative of the estate of Ernest Eugene Waters who died on June 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 personal representative or the attorney.

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

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 OMB@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

148783

(1-16,1-23)

*The
Prince George's
Post
Newspaper
Call
301-627-0900
or
Fax
301-627-6260
Have
a
Very Safe
Weekend*

LEGALS

**NOTICE OF PUBLIC HEARING
FOR UPCOMING SURPLUS PROPERTY
DISPOSITION LEGISLATION**

1400 McCORMICK DRIVE, ROOM 308
LARGO, MD, 20774

AND VIA TELECONFERENCE ON ZOOM

WEDNESDAY, FEBRUARY 12, 2025, AT 12:00 P.M.

This notice is to inform the public that Prince George's County, Maryland, has declared the listed County-owned parcels as surplus properties for disposal under the terms within County Council Bill **CB-106-2024**.

In accordance with Section 2-111.01 of the Prince George's County Code, the Redevelopment Authority of Prince George's County will hold a public hearing at 12:00 PM on Tuesday, February 12, 2025, at 1400 McCormick Drive, Room 308, Largo, MD 20774. The hearing shall be used to receive comments from Preferred Government Entities, interested persons and persons lodging objection. The public hearing will be recorded and posted to our website within 48 hours.

1. Tax Account Number 18-2110773; Tax Map 58, Grid F4, Block 5, Lots 55; 0 Huskwood Avenue, Capitol Heights, MD 20743; 11,800 sq. ft.; Assessed value is \$13,433. (Council Bill No. CB-106-2024 Map 5-B)
2. Tax Account Number 18-2110765; Tax Map 66, Grid A1, Block 5, Lot 33 & 34; 0 Huskwood Avenue, Capitol Heights, MD 20743; 5,000 sq. ft.; Assessed value is \$13,133. (Council Bill No. CB-106-2024 Map 5-B)
3. Tax Account 18-1991660; Tax Map 66, Grid A1, Block 5, Lots 29 & 30; 0 Huskwood Avenue, Capitol Heights, MD 20743; 5,000 sq. ft.; Assessed value is \$13,133. (Council Bill No. CB-106-2024 Map 5-B)
4. Tax Account Number 18-2056471; Tax Map 66, Grid A1, Block 5, Lots 23, 24, 25 & 26; 0 Huskwood Avenue, Capitol Heights, MD 20743; 14,648 sq. ft.; Assessed value is \$24,900. (Council Bill No. CB-106-2024 Map 5-B)
5. Tax Account Number 18-2111383; Tax Map 66, Grid A1, Block 5, Lots 19 & 20; 0 Huskwood Avenue, Capitol Heights, MD 20743; 10,000 sq. ft.; Assessed value is \$13,433. (Council Bill No. CB-106-2024 Map 5-B)
6. Tax Account Number 18-1993674; Tax Map 66, Grid A1, Block 5, Lots 15 & 16; 0 Huskwood Avenue, Capitol Heights, MD 20743; 6,550 sq. ft.; Assessed value is \$13,233. (Council Bill No. CB-106-2024 Map 5-B)
7. Tax Account Number 18-2032118; Tax Map 66, Grid A1, Block 5, Lots 11, 12, 13 & 14; 0 Huskwood Avenue, Capitol Heights, MD 20743; 10,657 sq. ft.; Assessed value is \$41,700. (Council Bill No. CB-106-2024 Map 5-B)
8. Tax Account Number 18-2032126; Tax Map 66, Grid A1, Block 5, Lot 9 & 10; 0 Huskwood Avenue, Capitol Heights, MD 20743; 5,000 sq. ft.; Assessed value is \$13,133. (Council Bill No. CB-106-2024 Map 5-B)
9. Tax Account Number 18-2013118; Tax Map 66, Grid A1, Block 6, Lot 21, 22, 23, 24 & 25; 0 Huskwood Avenue, Capitol Heights, MD 20743; 15,920 sq. ft.; Assessed value is \$34,300. (Council Bill No. CB-106-2024 Map 5-B)
10. Tax Account Number 18-2013324; Tax Map 66, Grid A1, Block 6, Lots 18, 19 & 20 (W85-022); 0 Huskwood Avenue, Capitol Heights, MD 20743; 7,200 sq. ft.; Assessed value is \$23,867. (Council Bill No. CB-106-2024 Map 5-B)
11. Tax Account Number 18-2066777; Tax Map 66, Grid A1, Block 7, Lot 22; 5420 Farmingdale Place, Capitol Heights, MD 20743; 2,500 sq. ft.; Assessed value is \$500. (Council Bill No. CB-106-2024 Map 5-B)
12. Tax Account Number 18-2023422; Tax Map 59, Grid A4, Block B, Lot 7; 1523 Jutewood Avenue, Landover, MD 20785; 8,787 sq. ft.; Appraised value \$55,000. (Council Bill No. CB-106-2024 Map 5-C)
13. Tax Account Number 13-1550151; Tax Map 59, Grid D3, Block H, Lot 49; 6832 Flagstaff Street, Landover, MD 20785; 4,134 sq. ft.; Appraised value is \$190,000. (Council Bill No. CB-106-2024 Map 5-D)
14. Tax Account Number 18-2080935; Tax Map 67, Grid A4, Block D, Lot 5; 108 Jonquil Avenue, Landover, MD 20785; 10,240 sq. ft.; Appraised value is \$50,000. (Council Bill No. CB-106-2024 Map 5-E)
15. Tax Account Number 18-2080943; Tax Map 67, Grid A4, Block D, Lot 6; 110 Jonquil Avenue, Landover, MD 20785; 10,650 sq. ft.; Appraised value is \$50,000. (Council Bill No. CB-106-2024 Map 5-E)
16. Tax Account Number 18-2080950; Tax Map 67, Grid A4, Block D, Lot 7; 112 Jonquil Avenue, Landover, MD 20785; 14,793 sq. ft.; Appraised value is \$55,000. (Council Bill No. CB-106-2024 Map 5-E)
17. Tax Account Number 18-2063253; Tax Map 72, Grid F1, Block 36, Lots 9 & 10; 0 Southern Avenue, Capitol Heights, MD 20743; 4,000 sq. ft.; Appraised value is \$40,000. (Council Bill No. CB-106-2024 Map 7-A)
18. Tax Account Number 18-2033694; Tax Map 73, Grid A1, Block 14, Lots 57 & 58; 0 Chamber Avenue, Capitol Heights, MD 20743; 4,000 sq. ft.; Appraised value is \$45,000. (Council Bill No. CB-106-2024 Map 7-B)
19. Tax Account Number 18-2115822; Map 72, Grid E3, Block 73, Lots 1, 2, 3, 4, 5, 6, 7 & 8; 0 Mentor Avenue, Capitol Heights, MD 20743; 16,000 sq. ft.; Appraised value is \$85,000. (Council Bill No. CB-106-2024 Map 7-C)
20. Tax Account Number 18-2068815; Map 72, Grid F1, Block 31, Lot 67; 427 Nova Avenue, Capitol Heights, MD 20743; 2,000 sq. ft.; Appraised value is \$4,000. (Council Bill No. CB-106-2024 Map 7-D)
21. Tax Account Number 18-2068823; Map 72, Grid F1, Block 31, Lot 20; 418 Mentor Avenue, Capitol Heights, MD 20743; 2,000 sq. ft.; Appraised value is \$4,000. (Council Bill No. CB-106-2024 Map 7-E)
22. Tax Account Number 09-0916981; Map 115, Grid F4, Block A, Lots 32; 9533 Badger Avenue, Clinton, MD 20735; 20,650 sq. ft.; Appraised value is \$25,000. (Council Bill No. CB-106-2024 Map 9-A)

Registration is required to attend the live public hearing via teleconference. Instructions for registration, as well as requests for further information, comment or objection to the disposition of a property should be directed to: The Redevelopment Authority, 9200 Basil Court, Suite 504, Largo, Maryland 20774, Attn: Steven Donegan (telephone: 301-883-7886 or SurplusRPP@co.pg.md.us) and must be submitted by **February 7, 2025**.

The live public hearing will be recorded and posted to our website within 48 hours.

Please see our website below for detailed information
<https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/surplus-real-property-program>

148836

(1-23,1-30,2-6)

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.

148816

(1-16,1-23)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on March 24, 2006, a certain Deed of Trust was executed by June Little, and Gerald Little as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and B. George Ballman as Trustee(s), and was recorded on April 11, 2006, in Book 24825, Page 001 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 March 5, 2019, and recorded on March 5, 2019, in Book 41860, Page 356, 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 March 13, 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 December 20, 2024 is \$393,631.40; 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 February 11, 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: 1506 Stirling Court, Fort Washington, MD 20744

Tax ID: 12-1327972

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 \$393,631.40.

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 \$39,500.00 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 \$39,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days 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 27, 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

ALL THAT PIECE OR PARCEL OF GROUND lying and being described as follows:

Lot numbered Twenty-One (21) in Block lettered "B", in the subdivision known as "REDFORD ESTATES", as per plat thereof recorded in Plat Book WWW 42 at Plat 66, among the Land Records of Prince George's County, Maryland. Being in the 12th Election District. Tax Account #12-1327972.

LEGALS

The improvements thereon being known as No. 1506 Stirling Court.

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

148842 (1-23,1-30,2-6)

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 SUTLAND, 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 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 purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148780 (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

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 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 \$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 without interest.

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

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

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

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

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: 1/30/2025.

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

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

2000	INTERNATIONAL HARVESTER	VA	UB99161	IHTSCABM0YH287930
	4700			
1999	INTERNATIONAL	MD	2EG8122	IHTSCABM7XH596681
2002	VOLKSWAGEN	MD	91174CK	3VWVH69M02M171531
2005	TOYOTA	MD	7FD2131	JTDBR32E252063119

CENTRAL HEAVY DUTY TOWING
11 SE CRAIN HIGHWAY
BOWIE, MD 20716
301-390-9500

2008	PETERBILT	389	MD	971F37	1LNHM81WX3Y618095
2020	MOTOR	TRUCK	MD	0181F2	1XKWD49X7LR383140
2010	FORD	ESCAPE	VA	90967U	1FMCU0C73AKC23273
2003	LINCOLN	TOWN CAR	MD	297L76	1LNHM81WX3Y618095
2010	BMW	5351	DC	GR2964	WBANV9C52AC391071
1990	MACK		MD	E52257D	1M2P195C7LW006572
2014	VOLVO	VNL	MD	932F50	4V4NC9EH8EN170674
2024	DODGE	RAM 4500	MD	1FE7439	3C7WRKBLR8C205855

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

2004	CHEVROLET	TRAIL BLAZER	VA	TYH4098	1GNDT13S442250077
------	-----------	--------------	----	---------	-------------------

J&L TOWING AND RECOVERY
8225 GREY EAGLE DRIVE
UPPER MARLBORO, MD 20772
301-574-0065

1993	GMC	YUKON			1GKEK18K5PJ756833
------	-----	-------	--	--	-------------------

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

2008	SUBURAU	TRIBECA	VA	TSM1944	454WX92D584403966
2005	HONDA	ODYSSEY			AVU24A20251534
2006	MERCURY	GRAND MARQUIS	VA	UTL4773	2MEFM75W46X641486

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

2003	DODGE	RAM 1500 PU			1D7HU18D93J679324
2010	FORD	CROWN VICTORIA			2FABP7BV1AX146857
2015	VOLKSWAGEN	PASSAT	MD	6GG4869	1VWCV7A39FC058306
2003	DODGE	RAM 1500 PU			1D7HU18D93J679324
2012	NISSAN	ALTIMA	TX	458R748	1N4AL2A6PCN570293
2007	TOYOTA	CAMRY			4T1BE46K57U155264

METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735

2008	HONDA	ACCORD	VA	TYC6005	1HGCS12828A024677
2010	VOLKSWAGEN	GOLF	VA	TXL6867	VWVDB7AJ7AW422261
2004	NISSAN	MAXIMA	VA	TNA3799	1N4BA41E84C918502
2010	NISSAN	ROGUE	MD	8GA1980	JN8AS5MVXAW140349
2013	INFINITE	M37			JN1BY1AR4DM600056
2008	HONDA	CIVIC			1HGFA16978L042955
2008	LANDROVER	RANGE ROVER			SALMF13458A276435

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

2009	NISSAN	ALTIMA			1N4AL21EX9N426107
------	--------	--------	--	--	-------------------

148844 (1-23)

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

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

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

You must reclaim these vehicles by: 2/3/2025.

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

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

2010	HYUNDAI	ELANTRA	CT	BD78545	KMHDU4AD1AU156794
------	---------	---------	----	---------	-------------------

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

2006	CHEVROLET	COBALT	VA	TZT9338	1G1AL15F467603430
2016	TOYOTA	COROLLA	VA	35962N	2T1BURHE8GC6493542
2014	GMC	TERRAIN	MD	1FE5905	2GKALREK2E6367902
2018	CHRYSLER	SEBRING	MD	8EE3458	1C3LC46K38N148909
1999	TOYOTA	TACOMA	MD	7DX6089	4TAWM72N1XZ565570
2000	HONDA	ACCORD	VA	UBX8997	1HGCG5649YA008539

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

2014	SUBARU	FORESTER	MD	1FD5183	JF25JAHCC9EH483427
2012	NISSAN	ROGUE	WV	590415	JN8AS5MV3CW707357
2006	FORD	E CLASS	MD	8GD4137	1FDXE45S56HA81648
2012	BMW	328	VA	WTW3289	WBA3A5G50CNP16037
2018	HYUNDAI	ELANTRA	VA	TRM4444	5NPD84L2FH375524
2007	HONDA	ODYSSEY	MD	9EH3597	5FNRL3875B065469

148843 (1-23)

ADVERTISE!

Call Today 301-627-0900

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 \$414,074.46; 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 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 \$414,074.46.

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, 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 & Deutscher, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutscher, 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

LEGALS

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)

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 11, 2010, a certain Deed of Trust was executed by Donna V. Bryant, a/k/a Donna V. Reed-Bryant as Grantor(s) in favor of Generation Mortgage Company as Beneficiary, and Micasa Title Group, LLC as Trustee(s), and was recorded on February 2, 2010, in Book 31407, 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 March 19, 2019, and recorded on March 20, 2019, in Book 41900, Page 56, 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 July 22, 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 December 12, 2024 is \$465,293.95; 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 February 11, 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: 8112 Alcoa Drive, Fort Washington, MD 20744

Tax ID: 12-1326602

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 \$465,293.95.

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 \$47,000.00 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 \$47,000.00 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, 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 23, 2024

Cohn, Goldberg & Deutscher, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutscher, 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

LEGALS

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

Being known and designated as Lot numbered Nine (9), in Block lettered "G" in the subdivision known as "Parts of Blocks C, E, K & L Murray Hill", as per plat thereof recorded in Plat Book WWW 29 at Plat 26 among the Land Records of Prince George's County, Maryland. Being in the 12th Election District of said county.

The improvements thereon being known as No. 8112 Alcoa Drive, Ft. Washington, MD 20744

Tax Id No. 12-1326602

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

148841

(1-23,1-30,2-6)

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

**3410 RICKEY AVENUE
TEMPLE HILLS, MD 20748**

By authority contained in a Deed of Trust dated January 23, 2008 and recorded in Liber 29275, Folio 364, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$130,611.00, and an interest rate of 7.040%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 11, 2025 AT 11:30AM

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

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

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

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

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

148837

(1-23,1-30,2-6)

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

**1208 LARCHMONT AVENUE
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated September 30, 2019 and recorded in Liber 42729, Folio 125, modified by Loan Modification Agreement recorded on November 5, 2021, at Liber No. 46513, Folio 57, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$283,765.00, and an interest rate of 3.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 11, 2025 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,900.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148838

(1-23,1-30,2-6)

LEGALS

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 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 818,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 818,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 148769 (1-16,1-23,1-30)

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

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. 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 \$ 7,518.86. 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

ter 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 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 is One 154,000/2,855,944.500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). 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 154,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 148772 (1-16,1-23,1-30)

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

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 148772 (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 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 \$ 3,002.76. The property sold herein is One 210,000/2,855,944.500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 210,000 Points at the time of

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 148771 (1-16,1-23,1-30)

NOTICE OF REPORT OF SALE

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

purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 148773 (1-16,1-23,1-30)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DEBORAH MARIE PENN

Notice is given that Orbony Dublin, whose address is 114 Dumbarton Rd Apt A, Baltimore, MD 21212-1420, was on December 18, 2024 appointed personal representative of the small estate of Deborah Marie Penn, who died on March 1, 2024 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

ORBONY DUBLIN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135767 148825 (1-23)

Angela M. Dawkins P.O. Box 212 Glenn Dale, MD 20769 301-455-5354

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD N. FRANKLIN

Notice is given that Nicole H Jones, whose address is 6801 Trowbridge Pl, Ft Washington, MD 20744-3271, was on January 2, 2025 appointed personal representative of the small estate of Edward N. Franklin who died on September 29, 2024 with a will.

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

All persons having any objection to the appointment 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 hereafter.

NICOLE H. JONES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135886 148821 (1-23)

LEGALS

Martin G. Oliverio 14300 Gallant Fox Lane; Suite 218 Bowie, MD 20715 301-383-1856

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCINE PATRICIA MERCER

Notice is given that Robin E Brown, whose address is 7714 Hanover Parkway #204, Greenbelt, MD 20770, was on January 13, 2025 appointed personal representative of the small estate of Francine Patricia Mercer who died on August 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 personal representative or the attorney.

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

ROBIN E BROWN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135164 148820 (1-23)

LEGALS

Sandra R. Burton Stalzer, Esq. Goodwin Weber PLLC 5257 Buckeystown Pike #470 Frederick, Maryland 21704 301-850-2792

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANK J. DERRO

Notice is given that Anthony Derro, whose address is 9032 Dunning Road, Ellicott City, Maryland 21042, was on December 11, 2024 appointed Personal Representative of the estate of Frank J. Derro who died on July 6, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of 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 hereafter. Claim forms may be obtained from the Register of Wills.

ANTHONY DERRO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135457 148826 (1-23,1-30,2-6)

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

LEGALS

NOTICE OF REPORT OF SALE

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

v.

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. 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 \$ 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 148757 (1-16,1-23,1-30)

LEGALS

NOTICE OF REPORT OF SALE

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

v.

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. 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 \$ 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 148759 (1-16,1-23,1-30)

NOTICE OF REPORT OF SALE

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

v.

DIANE A. EMERSON and John R. Emerson 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 El Amin, Clerk 148761 (1-16,1-23,1-30)

LEGALS

NOTICE OF REPORT OF SALE

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

v.

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. 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 \$ 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

ORDER OF PUBLICATION

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

v.

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

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

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

and 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 320 Second Street, Laurel, MD 20707, and described as Legal Description TALBOTT 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, 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 TALBOTT ESTS W220 FT LT6 EQ 28022&PT LT 5 EQ412SF L2317F151, District 10 Account Number 1050350 Known as 320 Second Street, Laurel, MD 20707.

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 148728 (1-9,1-16,1-23)

LEGALS

NOTICE

Randy Wright Plaintiff,

v.

Deborah Wright Defendant,

In the Circuit Court for Prince George's County, Maryland C-16-FM-23-006028

ORDERED, this 14th day of January, 2025, by the CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, Maryland, that the sale of property located at 3508 Melwood Road, Upper Marlboro, MD 20772, mentioned in these proceedings, made and reported by Isaac H. Marks, Esquire, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of February, 2025, provided a copy of this Notice shall be inserted in some newspaper published in said County once in each of three successive weeks before the 14th day of February, 2025. The report states the amount of sale to be \$315,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 148819 (1-23,1-30,2-6)

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,

v.

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

3413 DUNNINGTON RD, BELTSVILLE, MD 20705

and

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

and 3413 DUNNINGTON RD, 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:

3413 DUNNINGTON RD, 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 paid.

It is thereupon this 30th day of December, 2024, by the Circuit Court

LEGALS

for Prince George's County, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 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 148723 (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,

v.

Carl V Allen The Jas Co. aka the Jas Company, LLC Mark Hessel Paul S Blumenthal Citifinancial, Inc. Bill Heitzer United Credit Card Bank, N.A. Defendants

3821 SAINT BARNABAS RD APT T1, SUTTLAND, MD 20746

and

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

and

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

3821 SAINT BARNABAS RD APT T1, SUTTLAND, 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, SUTTLAND, 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 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 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,

v.

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

and Jason A. Pardo, Substitute Trustee 4400 Jenifer Street, NW, #2 Washington, DC 20015

and U.S. Utility Corporation S/O Chad M. Shue, R.A. 10176 Baltimore National Pike, #210 Ellicott City, MD 21042

and 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 5817 Jamestown Road, Hyattsville, MD 20782, and described as Legal Description 16-181785 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, 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 16-181785, District 16 Account Number 1811785 Known as 5817 Jamestown Road, 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 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 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-24-00

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,
v.

Clean Earth of Greater Washington, LLC
S/O CSC-Lawyers Incorporating Service, R.A.
7 Saint Paul Street, Suite 820
Baltimore, MD 21202

and

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 6200 Dower House Road, Upper Marlboro, MD 20772, and described as Legal Description NR MEADOWS PT PARI157 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 PARI157, District 15 Account Number 1739788 Known as 6200 Dower House Road, Upper Marlboro, 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 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
148726 (1-9,1-16,1-23)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,
v.

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

and

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

and

James J. Fitzgibbons, Trustee
13321 New Hampshire Avenue,
#108
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

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 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.

Defendants

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

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, 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 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, LLC,
A FORFEITED MARYLAND LIMITED LIABILITY COMPANY

AND

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

8201 BARLOWE ROAD
HYATTSVILLE, MD 20785

AND DESCRIBED ON THE TAX ROLL OF THE DIRECTOR OF FINANCE 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 FINANCE 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

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 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 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 be-

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 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
148732 (1-9,1-16,1-23)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,
v.

New Capital Investment Group, LLC
S/O James J. Fitzgibbons, R.A.
13321 New Hampshire Avenue,
#108
Silver Spring, MD 20904

and

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

and

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 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 Certificate 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 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 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 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
148731 (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,
v.

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

and

Equity Lending, LLC
S/O Joseph Marzouk, R.A.
11709 Reisterstown Road
Reisterstown, MD 21136

and

Jeffrey P. Shiller, Trustee
6100 Day Long Lane, #100
Clarksville, MD 21029

and

State of Maryland
Office of the Attorney General

LEGALS

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 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

ORDER OF PUBLICATION

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

Plaintiff,
v.

Charles A. Hunt
14102 Gibbons Church Road
Brandywine, MD 20613

and

Cassandra A. Watt
14102 Gibbons Church Road
Brandywine, MD 20613

and

Rodney D. Hunt
14102 Gibbons Church Road
Brandywine, MD 20613

and

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 14102 Gibbons Church Road, Brandywine, MD 20613, and described as Legal Description 11-1155597 Being known as District 11 Account Number 1155597 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-24-006143

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 Director of Finance for Prince George's County, State of Maryland to Green Magenta, LLC, the Plaintiff.

A DESCRIPTION of the property

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,
v.

Tristate Development, LLC
S/O State Department of Assessments and Taxation, R.A.
700 E. Pratt Street
Baltimore, MD 21202

and

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 Lusby Lane, Brandywine, MD 20613, and described as Legal Description 11-5748754 Being known as District 11 Account Number 5748754 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000048

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as Lusby Lane, Brandywine, MD 20613, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, 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 11-5748754, District 11 Account Number 5748754 Known as Lusby Lane, Brandywine, MD 20613.

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

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 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 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 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
148785 (1-23,1-30,2-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RUDDOLPH MONROE

Notice is given that Shellie M Monroe, whose address is 4904 Stan Haven Rd, Temple Hills, MD 20748-2244, was on December 18, 2024 appointed Personal Representative of the estate of Rudolph Monroe who died on June 17, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file 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 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.

SHELLIE M MONROE
Personal Representative

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

Estate No. 135652
148827 (1-23,1-30,2-6)

in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 11-1155597, District 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 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 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
148740 (1-9,1-16,1-23)

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

John Leonard Halsted and Chaohui Luo

LEGALS

ORDER OF PUBLICATION

RICO D EVANS
ON BEHALF OF CRS4HOMES,
LLC

Plaintiff

vs.

PERRY E BUTLER
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 3806 BARRY DR

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 property.

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 Perry E. 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.

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 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
148739 (1-9,1-16,1-23)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

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

and

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

and

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

and

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

and

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

and

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

and

Mary Asbury, Trustee
17801 Georgia Avenue
Olney, MD 20832

and

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 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 Lane, 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 20735.

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 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 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
148730 (1-9,1-16,1-23)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

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

and

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

and

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

and

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

and

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 17-1907062 Account Number 1907062 on the Tax Roll of the Collector of Taxes.

Defendants

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

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

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 3502 25TH AVE

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 property.

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.

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
148742 (1-9,1-16,1-23)



LEGALS

ORDER OF PUBLICATION

Alfhatech LLC

Plaintiff

v.

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, Act 2210847
known as 6836 3rd St

Defendants

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, Act 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 County,

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 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 of the property.

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

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

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

148750

(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 of the property.

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

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

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

148754

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

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

LEGALS

LM File No.: 3412-00001

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

ORDER OF PUBLICATION

Medical Estate LLC, Plaintiff,
vs. Plaintiff,

Trust 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 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, Defendants.

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, Maryland,

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

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 DEFENDANT, SUZIANE JEFFERSON, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 3RD DAY OF MARCH, 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
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,
vs. Plaintiff,

Mission Christiana Jesucristo 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 20705.

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, Maryland,

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

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 Representative 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 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.

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)

LM File No.: 1751-00106

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

ORDER OF PUBLICATION

Insight Real Estate, LLC, Plaintiff,
vs. Plaintiff,

Shakawn M. Kinney; 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 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: 18-2097178, and which may be known as 900 Opus Ave., Capitol Heights, MD 20743, Defendants.

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

It is thereupon this 30th day of December, 2024, by the Circuit Court for Prince George's County, Maryland,

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

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 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 \$ 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

LEGALS

"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 BIENNIAL Ownership Interest and has been allocated 126,000 Points at the time of purchase for use by the Grantees in EVEN year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

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

True Copy—Test:
Mahasin El Amin, Clerk
148767 (1-16,1-23,1-30)

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

Abdul-Karim Ibrahim Turay, Jr.
1104 Gateway Park Court
District Heights, MD 20747

and

Dorishatu Turay
1104 Gateway Park Court
District Heights, MD 20747

and

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 5623 Annapolis Road, Bladensburg, MD 20710, and described as Legal Description LT 13 EX 658 SQ FT AT FR 15 EX 658 SQ FT AT FR LOT 14 EX 658SF Being known as District 02 Account Number 0086777 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-25-000049

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5623 Annapolis Road, Bladensburg, MD 20710, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, 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 LT 13 EX 658 SQ FT AT FR 15 EX 658 SQ FT AT FR LOT 14 EX 658SF; District 02 Account Number 0086777 Known as 5623 Annapolis Road, Bladensburg, MD 20710.

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

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 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 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 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
148786 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

Northeast Investment Group, LLC
S/O Himanshu Amin, R.A.
8815 Centre Park Drive, #400
Columbia, MD 21045

and

United Bank
S/1/1 Essex Bank
S/O Jonathan R. Bromberg, R.A.
401 North Washington Street, #500
Rockville, MD 20850

and

John M. Oakey, III, Trustee
2405 York Road, #200
Timonium, MD 21093

and

Roger A. Lee, Trustee
2405 York Road, #200
Timonium, MD 21093

and

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 16541 Ballpark Road, Bowie, MD 20716, and described as Legal Description PARCEL E Being known as District 07 Account Number 3149259 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-25-000044

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 16541 Ballpark Road, Bowie, MD 20716, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, 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 PARCEL D, District 07 Account Number 3149259 Known as 16541 Ballpark Road, Bowie, MD 20716.

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

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 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 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 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
148812 (1-23,1-30,2-6)

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

LEGALS

Public Notice WSSC Water Commissioners Adopt Second Temporary Water Bill Amnesty Program

On January 15, 2025, the Washington Suburban Sanitary Commission (WSSC) adopted its second Temporary Water Bill Amnesty Program to help income-eligible customers with delinquent water/sewer bills.

The Temporary Amnesty Water Bill Program (called *Get Current 2.0*) will run from March 1 through June 30, 2025. Under this Program, WSSC will waive fees and grant certain bill credits for eligible customers who either pay their delinquent bill in full or pay 50 percent of the bill and pay the balance within six months.

The regulation also provides incentives for other customers. For more information visit www.wsscwater.com/getcurrent.

The EFFECTIVE DATE OF THE TEMPORARY AMNESTY PROGRAM IS MARCH 1, 2025.

148833

(1-23)

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.
Henry Lewis
P.O. Box 22
Accokeek, MD 20607

and

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 717 E. Manning Road, Accokeek, MD 20607, and described as Legal Description NEAR ACCOKEEK Being known as District 05 Account Number 0343343 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County

Case No.: C-16-CV-25-000034

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 717 E. Manning Road, Accokeek, MD 20607, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, 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 NEAR ACCOKEEK, District 05 Account Number 0343343 Known as 717 E. Manning Road, Accokeek, MD 20607.

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

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 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 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 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
148810 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Option 1 Properties, LLC
S/O Joseph A. Aina, R.A.
1400 Mercantile Lane, #212
Upper Marlboro, MD 20774

and

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 2305 Penrod Court, Upper Marlboro, MD 20774, and described as Legal Description 03-0229781 Being known as District 03 Account Number 0229781 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000045

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 2305 Penrod Court, Upper Marlboro, MD 20774, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, 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 03-0229781, District 03 Account Number 0229781 Known as 2305 Penrod Court, Upper Marlboro, MD 20774.

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

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 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 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 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
148813 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Willie T. Howard, Jr., Trustee
of the Howard Living Trust
4402 Evergreen Drive
Dale City, VA 22193

and

Hazeline Howard, Trustee
of the Howard Living Trust
4402 Evergreen Drive
Dale City, VA 22193

and

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 23204 Benjamin Banneker Boulevard, Aquasco, MD 20608, and described as Legal Description LOTS 3.4.5(FROM 0834192 COMB 99/00 OWN LTR) Being known as District 08 Account Number 0834184 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County

Case No.: C-16-CV-25-000023

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 23204 Benjamin Banneker Boulevard, Aquasco, MD 20608, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, 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 LOTS 3.4.5(FROM 0834192 COMB 99/00 OWN LTR), District 08 Account Number 0834184 Known as 23204 Benjamin Banneker Boulevard, Aquasco, MD 20608.

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

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 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 18th day of

LEGALS

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 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
148834 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

WEEPING CHERRY LLC
Plaintiff

v.

Zachariah Nimrod Grimes

Hilda M. Grimes

U.S. Bank Trust Company, N.A.
Indenture Trustee for holders of the CIM Trust 2021-R1

Prince George's County Director of Finance
S/O Rhonda L. Weaver

State of Maryland Office of the Attorney General
S/O Anthony G. Brown

Prince George's County, Maryland
S/O Rhonda L. Weaver

All unknown owners of the property 1614 ERSKINE STREET, HYATTSVILLE, MD 20783, and further known as "618.0000 Sq.Ft. & Imps. Carole Highlands Lot 28 Blk D (being known as: District - 17 Account Number - 1887389 on the Tax Roll of the Director of Finance for Prince George's County, Maryland)" 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 having or claiming to have any interest in the property.

Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-CV-25-000039

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1614 ERSKINE STREET, HYATTSVILLE, MD 20783, with a legal description of 618.0000 Sq.Ft. & Imps. Carole Highlands Lot 28 Blk D (being known as: District - 17 Account Number - 1887389 on the Tax Roll of the Director of Finance for Prince George's County, Maryland) sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to WEEPING CHERRY 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: 1614 ERSKINE STREET, HYATTSVILLE, MD 20783, with a legal description of 618.0000 Sq.Ft. & Imps. Carole Highlands Lot 28 Blk D (being known as: District - 17 Account Number - 1887389 on the Tax Roll of the Director of Finance for Prince George's County, Maryland).

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

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 some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 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 title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148784 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

WEEPING CHERRY LLC
Plaintiff

v.

Ronald L. Poore

Prince George's County Director of Finance
S/O Rhonda L. Weaver

State of Maryland Office of the Attorney General
S/O Anthony G. Brown

Prince George's County, Maryland
S/O Rhonda L. Weaver

All unknown owners of the property 4010 Croydon Lane, Bowie, MD 20715, and further known as "9,360.0000 Sq.Ft. & Imps. Chapel Forge At Lot 7 Blk 209 (being known as: District - 14 Account Number - 1630698 on the Tax Roll of the Director of Finance for Prince George's County, Maryland)" 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 having or claiming to have any interest in the property.

Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-CV-25-000063

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9,360.0000 Sq.Ft. & Imps. Chapel Forge At Lot 7 Blk 209 (being known as: District - 14 Account Number - 1630698 on the Tax Roll of the Director of Finance for Prince George's County, Maryland) sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to WEEPING CHERRY 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: 4010 Croydon Lane, Bowie, MD 20715, with a legal description of 9,360.0000 Sq.Ft. & Imps. Chapel Forge At Lot 7 Blk 209 (being known as: District - 14 Account Number - 1630698 on the Tax Roll of the Director of Finance for Prince George's County, Maryland).

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

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 some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 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 title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148788 (1-23,1-30,2-6)

THIS COULD BE YOUR AD!

Call 301-627-0900

for a quote.

LEGALS

ORDER OF PUBLICATION

WEEPING CHERRY LLC
Plaintiff

v.

The Estate of Robert D. Shannon

Prince George's County Director of Finance
S/O Rhonda L. Weaver

State of Maryland Office of the Attorney General
S/O Anthony G. Brown

Prince George's County, Maryland
S/O Rhonda L. Weaver

All unknown owners of the property 825 Surratts Road, Clinton, MD 20735, and further known as "921,780.0000 Sq.Ft. & Imps. (being known as: District - 09 Account Number - 0959510 on the Tax Roll of the Director of Finance for Prince George's County, Maryland)" 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 having or claiming to have any interest in the property.

Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-CV-25-000079

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 21,780.0000 Sq.Ft. & Imps. (being known as: District - 09 Account Number - 0959510 on the Tax Roll of the Director of Finance for Prince George's County, Maryland) sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to WEEPING CHERRY 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: 825 Surratts Road, Clinton, MD 20735, with a legal description of 921,780.0000 Sq.Ft. & Imps. (being known as: District - 09 Account Number - 0959510 on the Tax Roll of the Director of Finance for Prince George's County, Maryland).

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

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 some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 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 title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148789 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

WEEPING CHERRY LLC
Plaintiff

v.

Shelbia J. Hicks

The Town of Cottage City

Prince George's County Director of Finance
S/O Rhonda L. Weaver

State of Maryland Office of the Attorney General
S/O Anthony G. Brown

Prince George's County, Maryland
S/O Rhonda L. Weaver

All unknown owners of the property 3813 Cottage Terrace, Brentwood, MD 20722, and further known as "Lots 7, 8 10,500.0000 Sq.Ft. & Imps Cottage City Blk 6 (being known as: District - 02 Account Number - 0126862 on the Tax Roll of the Director of Finance for Prince George's County, Maryland)" 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 having or claiming to have any interest in the property.

Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-CV-25-000090

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as Lots 7, 8 10,500.0000 Sq.Ft. & Imps Cottage City Blk 6 (being known as: District - 02 Account Number - 0126862 on the Tax Roll of the Director of Finance for Prince George's County, Maryland) sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to WEEPING CHERRY 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: 3813 Cottage Terrace, Brentwood, MD 20722, with a legal description of Lots 7, 8 10,500.0000 Sq.Ft. & Imps Cottage City Blk 6 (being known as: District - 02 Account Number - 0126862 on the Tax Roll of the Director of Finance for Prince George's County, Maryland).

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

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 some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 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 title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148792 (1-23,1-30,2-6)

ORDER OF PUBLICATION

WEEPING CHERRY LLC
Plaintiff

v.

Richard Jackson

Carolyn Jackson

FT Mortgage Companies, D/B/A Atlantic Coast Mortgage
S/O Peggy Plaisted

John J. Romano, Trustee

Michelle Slattery, Trustee

Prince George's County Director of Finance
S/O Rhonda L. Weaver

State of Maryland Office of the Attorney General
S/O Anthony G. Brown

Prince George's County, Maryland
S/O Rhonda L. Weaver

All unknown owners of the property 3805 71st Avenue, Hyattsville, MD 20784, and further known as "6,300.0000 Sq.Ft. & Imps Landover Hills- Gr Lot 15 Blk X (being known as: District - 02 Account Number - 0177634 on the Tax Roll of the Director of Finance for Prince George's County, Maryland)" 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 having or claiming to have any interest in the property.

Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-CV-25-000098

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 3805 71st Avenue, Hyattsville, MD 20784, with a legal description of 6,300.0000 Sq.Ft. & Imps Landover Hills- Gr Lot 15 Blk X (being known as: District - 02 Account Number - 0177634 on the Tax Roll of the Director of Finance for Prince George's County, Maryland) sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to WEEPING CHERRY 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: 3805 71st Avenue, Hyattsville, MD 20784, with a legal description of 6,300.0000 Sq.Ft. & Imps Landover Hills- Gr Lot 15 Blk X (being known as: District - 02 Account Number - 0177634 on the Tax Roll of the Director of Finance for Prince George's County, Maryland).

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

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 some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 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 title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148793 (1-23,1-30,2-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLOTTE F THROWER

Notice is given that Kelly Ramsey, whose address is 6115 Seminole St, Berwyn Hts, MD 20740-2329, was on January 13, 2025 appointed Personal Representative of the estate of Charlotte F Thrower, who died on November 26, 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 13th day of July, 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

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

MGM Construction, LLC
S/O Mauro Otoniel Martinez, R.A.
2020 Rosewood Drive
Waldorf, MD 20601

and

Karen Selig
20 Flamingo Drive
Saint Augustine, FL 32080

and

Thomas J. Broullire, Esq., Trustee
4800 Hampden Lane, 2nd Floor
Bethesda, MD 20814

and

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 1012 Abel Avenue, Capitol Heights, MD 20743, and described as Legal Description LTS 59 TO 68, LTS 19 TO 22 L 5057 F 767 L 4203 F 149 Being known as District 18 Account Number 2042240 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000046

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1012 Abel Avenue, 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 The Tax Lien Hedge, 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 LTS 59 TO 68, LTS 19 TO 22 L 5057 F 767 L 4203 F 149, District 18 Account Number 2042240 Known as 1012 Abel Avenue, Capitol Heights, MD 20743.

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

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 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 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 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
148796 (1-23,1-30,2-6)

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Warren I. Brooks
27107 Hartwell Court
Mechanicsville, MD 20659

and

Ellen M. Brooks
27107 Hartwell Court
Mechanicsville, MD 20659

and

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 11715 Cheltenham Road, Upper Marlboro, MD 20772, and described as Legal Description 04-0250910 Being known as District 04 Account Number 0250910 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000017

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 11715 Cheltenham 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 The Tax Lien Hedge, 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 04-0250910, District 04 Account Number 0250910 Known as 11715 Cheltenham Road, Upper Marlboro, MD 20772.

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

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 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 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 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
148803 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Enrique Jaramillo Jaramillo
14101 Livingston Road
Clinton, MD 20735

and

Brian K. Strong
12030 Van Brady Road
Upper Marlboro, MD 20772

and

Judy A. Strong
12030 Van Brady Road
Upper Marlboro, MD 20772

and

Joel L. Steinberg, Esq., Trustee
9210 Corporate Boulevard, #150
Rockville, MD 20850

and

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

LEGALS

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 8435 Burton Lane, Upper Marlboro, MD 20772, and described as Legal Description NR FORESTVILLE Being known as District 06 Account Number 0447045 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000013

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 8435 Burton Lane, 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 The Tax Lien Hedge, 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 FORESTVILLE, District 06 Account Number 0447045 Known as 8435 Burton Lane, Upper Marlboro, MD 20772.

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

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 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 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 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
148799 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Marion Cieplak, Jr.
8004 Bellefonte Lane
Clinton, MD 20735

and

Lilly M. Cieplak
8004 Bellefonte Lane
Clinton, MD 20735

and

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 Old Palmer Road, Fort Washington, MD 20744, and described as Legal Description NEAR BROAD CREEK Being known as District 05 Account Number 0314013 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000018

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as Old Palmer 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 The Tax Lien Hedge, 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 NEAR BROAD CREEK, District 05 Account Number 0314013 Known as Old Palmer 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 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 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 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 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
148804 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Kashmir Dhariwal
8909 Cottongrass Street
Waldorf, MD 20603

and

Surjit K. Dhariwal
909 Cottongrass Street
Waldorf, MD 20603

and

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 Bealle Hill Road, Waldorf, MD 20601, and described as Legal Description NLY 204 FT LOT 11 Being known as District 05 Account Number 0293548 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000019

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as Bealle Hill Road, Waldorf, MD 20601, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, 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 NLY 204 FT LOT 11, District 05 Account Number 0293548 Known as Bealle Hill Road, Waldorf, MD 20601.

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

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 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 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 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
148805 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Kira Renee Holton
11560 Timberbrook Drive
Waldorf, MD 20601

and

Darius N. Holton
11560 Timberbrook Drive
Waldorf, MD 20601

and

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

LEGALS

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 North Keys Road, Brandywine, MD 20613, and described as Legal Description 11-1147313 Being known as District 11 Account Number 1147313 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000020

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as North Keys Road, Brandywine, MD 20613, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, 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 11-1147313, District 11 Account Number 1147313 Known as North Keys Road, Brandywine, MD 20613.

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

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 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 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 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
148806 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Willie T. Howard, Jr., Trustee
in Trust under the Howard Living
Trust
4402 Evergreen Drive
Dale City, VA 22193

and

Hazeline Howard, Trustee
in Trust under the Howard Living
Trust
4402 Evergreen Drive
Dale City, VA 22193

and

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 23213 Benjamin Banneker Boulevard, Aquasco, MD 20607, and described as Legal Description NEAR ACCOKEEK SMA(1993)(GIS7/00) NCONF USE, District 05 Account Number 0338079 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000024

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 23213 Benjamin Banneker Boulevard, Aquasco, MD 20608, and described as Legal Description LOTS 16-23(LTS19-23 COMB 99-00 OWN LTR) Being known as District 08 Account Number 0834200 on the Tax Roll of the Collector of Taxes.

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

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 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 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 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
148809 (1-23,1-30,2-6)

ate of Tax Sale is as follows: Legal Description LOTS 16-23(LTS19-23 COMB 99-00 OWN LTR), District 08 Account Number 0834200 Known as 23213 Benjamin Banneker Boulevard, Aquasco, MD 20608.

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

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 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 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 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
148807 (1-23,1-30,2-6)



ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Joseph A. Kenlon
18110 Livingston Road
Accokeek, MD 20607

and

Betty L. Kenlon
18110 Livingston Road
Accokeek, MD 20607

and

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

and

LEGALS

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 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 \$ 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").

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 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 \$ 13,893.68. The property sold herein is One 1469000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
148764 (1-16,1-23,1-30)

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

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 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 \$ 9,445.86. 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

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. 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 \$ 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, 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
148765 (1-16,1-23,1-30)

NOTICE OF REPORT OF SALE

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

Plaintiff

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. 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 \$ 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, 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.

Plaintiff

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/ 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 Designated VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 923,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

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 TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

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

True Copy—Test:
Mahasin El Amin, Clerk
148774 (1-16,1-23,1-30)

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
148775 (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,
Plaintiff,

vs.

Concrete & Sticks, LLC; Prince George's County, Maryland; and 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, and the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in 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 been paid.

It is thereupon this 13th day of January, 2025, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 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 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
148801 (1-16,1-23,1-30)

LM File No.: 3552-00019
LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Good Hands Construction, LLC,
Plaintiff,

vs.

Concrete & Sticks, LLC; Prince George's County, Maryland; and 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, MD 20785,

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 been paid.

It is thereupon this 13th day of January, 2025, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 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 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
148800 (1-16,1-23,1-30)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

FEBRUARY 5, 2025

1. t/a Hyattsville Spirits and Grill – status hearing to comply with the Circuit Court Order remanding the case back to the BOLC.

2. t/a El Sitio Restaurant, Jose Martinez, President, Class B, Beer, Wine and Liquor, JC Martinez, Inc., 5837 Riverdale Road, Riverdale,

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.
CHARLENE WILLS

and
PLEASANT PROSPECT HOME OWNERS ASSOCIATION, INC. AKA PLEASANT PROSPECT HOMEOWNERS'S ASSOCIATION, INC.
T/A WOODMORE

and
THE STATE OF MARYLAND

and
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 PLEASANT PROSPECT RD, BOWIE, MD 20721
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 PLEASANT PROSPECT RD, BOWIE, MD 20721
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 encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148797 (1-16,1-23,1-30)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.
THE ESTATE, PERSONAL REPRESENTATIVE, AND TESTATE AND INTESATE SUCCESSORS OF EDDIE Q. ROBISON, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER EDDIE Q. ROBISON

and
THE STATE OF MARYLAND

and
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: 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 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: 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 encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148798 (1-16,1-23,1-30)

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

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Christian Alberto Cruz Velazquez
9420 Sandy Creek Road
Fort Washington, MD 20744

and

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 16107 Bealle Hill Road, Waldorf, MD 20601, and described as Legal Description S PART LOT 7 EQ 3.2500 ACRES Being known as District 05 Account Number 0353391 on the Tax Roll of the Collector of Taxes.

Defendants

**In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000050**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 16107 Bealle Hill Road, Waldorf, MD 20601, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, 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 PART LOT 7 EQ 3.2500 ACRES, District 05 Account Number 0353391 Known as 16107 Bealle Hill Road, Waldorf, MD 20601.

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

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 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 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 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
148787 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

WEEPING CHERRY LLC

Plaintiff

v.

Andrew Robinson
Bank One, West Virginia, Charleston N.A., S/O Chase Bank

Signet Bank/Virgina
C/O Signet Bank, N.A.

Signet Bank/Virgina
Mcguire, Woods, Battle & Boothe

Prince George's County Director of Finance
S/O Rhonda L. Weaver

State of Maryland Office of the Attorney General
S/O Anthony G. Brown

Prince George's County, Maryland
S/O Rhonda L. Weaver

All unknown owners of the property 9701 Reiker Drive, Upper Marlboro, MD 20774, and further known as "1,875.0000 Sq.Ft. & Imps. Largo Town Center Lot 47 Blk C (being known as: District - 13 Account Number - 2828655 on the Tax Roll of the Director of Finance for Prince George's County, Maryland)" 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 having or claiming to have any interest in the property.

Defendants.

**In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-CV-25-000080**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1,875.0000 Sq.Ft. & Imps. Largo Town Center Lot 47 Blk C (being known as: District - 13 Account Number - 2828655 on the Tax Roll of the Director of Finance for Prince George's County, Maryland) sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to WEEPING CHERRY 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: 9701 Reiker Drive, Upper Marlboro, MD 20774, with a legal description of 1,875.0000 Sq.Ft. & Imps. Largo Town Center Lot 47 Blk C (being known as: District - 13 Account Number - 2828655 on the Tax Roll of the Director of Finance for Prince George's County, Maryland).

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

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 some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 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 title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148790 (1-23,1-30,2-6)

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

JBN Realty Investment, Inc.
S/O John D. Peterson, R.A.
12101 Whipporwill Lane
Rockville, MD 20852

and

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 507 67th Place, Capitol Heights, MD 20743, and described as Legal Description 18-2077287 Being known as District 18 Account Number 2077287 on the Tax Roll of the Collector of Taxes.

Defendants

**In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000029**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 507 67th Place, 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 The Tax Lien Hedge, 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 18-2077287, District 18 Account Number 2077287 Known as 507 67th Place, Capitol Heights, MD 20743.

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

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 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 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 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
148808 (1-23,1-30,2-6)

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Majestic Homes, Inc.
S/O S. Russell Litton, R.A.
7701 Flint Hill Road
Dunkirk, MD 20854

and

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 Sarah Landing Drive, Cheltenham, MD 20623, and described as Legal Description PARCEL A Being known as District 11 Account Number 2754562 on the Tax Roll of the Collector of Taxes.

Defendants

**In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000041**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as Sarah Landing Drive, Cheltenham, MD 20623, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, 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 PARCEL A, District 11 Account Number 2754562 Known as Sarah Landing Drive, Cheltenham, MD 20623.

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

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 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 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 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
148795 (1-23,1-30,2-6)

LEGALS



**BOWIE POLICE DEPARTMENT
FOR IMMEDIATE RELEASE**

January 16, 2025
Contact: Chief Dwayne A. Preston
240-544-5700

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

148815

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

The Prince George's Post
Serving Prince George's County
301.627.0900

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260

*Subscribe
Today!*

Proudly Serving Prince George's County Since 1932