

# The Prince George's Post

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LEGALS

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

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

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

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

Table with columns: YEAR, MAKE, MODEL, VIN. Lists impounded vehicles including Nissan Altima, BMW 530, Ford Escape, etc.

LEGALS

ORDER OF PUBLICATION BY POSTING

MARLOW BUSH JR VS. YERALDIN CUEVAS

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-24-007525

ORDERED, ON THIS 24th day of January, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Yeraldin Cuevas 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 Six (6)-Month Separation and stating that the Defendant's last known address is: 116 Peterson St, Patterson, NJ 07501, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, YERALDIN CUEVAS, 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 23rd day of February, 2025, and it is further;

ORDERED, THAT THE DEFENDANT, YERALDIN CUEVAS, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 25th 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

148872 (1-30,2-6,2-13)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUDOLPH 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

148827 (1-23,1-30,2-6)

LEGALS

THE TOWN OF FOREST HEIGHTS MUNICIPAL ELECTION CANDIDACY PROCESS AND ELIGIBILITY NOTICE THIS IS A MAYORAL ELECTION AND FOR COUNCILPERSON IN WARDS, I, II & III THIS ELECTION SHALL BE HELD ON WEDNESDAY, MARCH 12TH, 2025

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

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

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

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

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

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

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

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

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

LEGALS

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)

LEGALS

- 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 SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, DECEMBER 30, 2024

ORDINANCE O-25-06

AN ORDINANCE concerning.

AMENDMENT OF FISCAL YEAR 2024-2025 BUDGET FOR AN EXPENSE ACCOUNT FOR THE AMERICAN RECOVERY ACT.

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

City Hall 6301 Addison Rd Seat Pleasant, Maryland 20743-2125

148853 (1-30,2-6)

LEGALS

Charter Resolution No. 180

Notice is hereby given that the Mayor and City Council of Laurel, Maryland, a Maryland municipal corporation approved Charter Amendment No. 180 on January 27, 2025 amending Article 400 "Administration" of the Charter of the City of Laurel as follows:

CHARTER AMENDMENT:

Section. 469. Director of the Department of Community Resources and Emergency-

(a) There shall be a Director of the Department of Community Resources and Emergency Management that will also serve as the emergency manager appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the operating budget. The director of the Department of Community Resources and Emergency Management shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of this office.

(b) The Director of the Department of Community Resources and Emergency Management shall be responsible, under the direction of the City Administrator, for organizing, supervising, and administering that department, including any specific duties and responsibilities as directed by the Mayor and City Council.

Section. 469. Director of the Department of Emergency Management.

(a) There shall be a Director of the Department of Emergency Management that serves as the emergency manager appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the operating budget. The director of the Department of Emergency Management shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of this office.

(b) The Director of the Department of Emergency Management shall be responsible, under the direction of the City Administrator, for organizing, supervising, and administering that department, including any specific duties and responsibilities as directed by the Mayor and City Council.

CHARTER AMENDMENT: Section.470,

Section. 470. Director of the Department of Human Services

(a) There shall be a Director of the Department of Human Services appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the operating budget. The director of the Department of Human Services shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of this office.

(b) The Director of the Department of Human Services shall be responsible, under the direction of the City Administrator, for organizing, supervising, and administering that department, including any specific duties and responsibilities as directed by the Mayor and City Council.

The date of adoption of this Charter Resolution is the 27th day of January, 2025, and that the amendment to the Charter of the City as herein adopted, shall be and become effective on the 18th day of March, 2025 unless on or before the 10th day of March, 2025, a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator, by 5:00 pm pursuant to the provision of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A full copy of the proposed Charter Resolution is available on the City of Laurel website https://www.cityoflaurel.org/clerk/notices/public-notice or request a copy from the City Clerk's Office at 301-725-5300 Ext. 2121 or clerk@laurel.md.us

148878 (1-30,2-6,2-13,2-20)



LEGALS

THE TOWN OF FOREST HEIGHTS OFFICIAL GENERAL ELECTION NOTICE 2025

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

Voting:

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

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

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

Request for Absentee Ballots:

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

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

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

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

Request for Reasonable Accommodations:

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

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



**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****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 & 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 re-

**LEGALS**

possession 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)

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

**2412 PORTER AVENUE  
SUITLAND, MD 20746**

By authority contained in a Deed of Trust dated June 4, 2008 and recorded in Liber 29761, Folio 175, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,949.03, and an interest rate of 6.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 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

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148780

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

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**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

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148837

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



**LEGALS**

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**SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY**

**4414 71ST AVENUE  
HYATTSVILLE, MD 20784**

By authority contained in a Deed of Trust dated August 21, 2007 and recorded in Liber 29150, Folio 364, modified by Loan Modification Agreement recorded on February 18, 2014, at Liber No. 35657, Folio 374, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$253,000.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**FEBRUARY 18, 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 \$16,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is 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

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148846 (1-30,2-6,2-13)

**LEGALS**

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www.cgd-law.com/sales

**SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY**

**7006 FLAGHARBOR DRIVE  
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated May 5, 2005 and recorded in Liber 22485, Folio 166, modified by Loan Modification Agreement recorded on January 9, 2020, at Liber No. 42992, Folio 98, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$134,000.00, and an interest rate of 4.375%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**FEBRUARY 18, 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 \$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

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148847 (1-30,2-6,2-13)

**LEGALS**

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1099 WINTERSON ROAD, SUITE 301  
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www.cgd-law.com/sales

**SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY**

**10133 ELLARD DRIVE  
LANHAM, MD 20706**

By authority contained in a Deed of Trust dated January 3, 2007 and recorded in Liber 26808, Folio 728, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$495,000.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [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 18, 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 \$39,000.00 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

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148848 (1-30,2-6,2-13)

Rosemary Keffer, Esquire  
DELANEY & KEFFLER, LLC  
214 Merrimac Court/P.O. Box 876  
Prince Frederick, MD 20678  
410-535-3476

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SANDRA E. DAVIS  
AKA SANDRA EILEEN DAVIS**

Notice is given that Robert S. Crews, whose address is 8253 Imperial Drive, Laurel, MD 20708, was on January 17, 2025 appointed Personal Representative of the estate of Sandra E. Davis aka Sandra Eileen Davis who died on November 8, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 17th 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.

ROBERT S. CREWS  
Personal Representative

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

Estate No. 135974  
148857 (1-30,2-6,2-13)

**LEGALS**

David Pasti, Esq.  
27 Wood Lane, 2nd floor  
Rockville, MD 20850  
301-762-1901

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JEAN JONES**

Notice is given that Jodi Williamson, whose address is 86 Freedom Rd, Sewell, NJ 08080, was on January 21, 2025 appointed Personal Representative of the estate of Jean Jones who died on September 10, 2024 with a will.

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

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

JODI WILLIAMSON  
Personal Representative

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

Estate No. 135495  
148858 (1-30,2-6,2-13)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**NEAL D BRAGAW III**

Notice is given that Paul H Bragaw, whose address is 227 Lafayette Ave, Baltimore, MD 21217, was on December 26, 2024 appointed personal representative of the small estate of Neal D Bragaw III, who died on October 6, 2024 without a will.

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

All persons having any objection to the appointment 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.

PAUL H BRAGAW  
Personal Representative

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

Estate No. 135538  
148856 (1-30)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROBERT WARREN BROWN**

Notice is given that Robert Warren Brown Jr, whose address is 13722 Neil Armstrong Ave, Apt 205, Herndon, VA 20171-4227, was on January 15, 2025 appointed personal representative of the small estate of Robert Warren Brown who died on December 11, 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 WARREN BROWN 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. 135876  
148854 (1-30)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANGELIA STEPHENS-TATE**

Notice is given that Angelia Stephens-Tate, whose address is 10006 Ridge St, Lanham, MD 20706-4738, was on December 10, 2024 appointed personal representative of the small estate of Joseph L Tate, who died on August 31, 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.

ANGELIA STEPHENS-TATE  
Personal Representative

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

Estate No. 134974  
148855 (1-30)

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**LEGALS**

**NOTICE OF REPORT OF SALE**

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

Linda Jennings Hanshaw and Roger Dean Hanshaw 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 25, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an ANNUAL Ownership Interest and has been allocated 584000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS 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 584000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS 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 584000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS 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 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)

**LEGALS**

**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 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 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

**LEGALS**

\$ 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)

**LEGALS**

**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 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 148771 (1-16,1-23,1-30)

**LEGALS**

**ORDER OF PUBLICATION**

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

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 in Prince George's County, Maryland, 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:

**LEGALS**

Ownership Interest and has been allocated 210,000 Points at the time of purchase for use by the Grantees in EACH year(s). Moreover, such Standard VOI has a Floating Use Right. TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration. AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights. BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

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**

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 thereafter. 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)

**LEGALS**

**ORDER OF PUBLICATION**

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

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



**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 \$ 8,537.28. 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**

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 REPORT OF SALE**

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

v.

Vivian Elaine Devolin and Susan Sainsbury Defendant(s)

**NOTICE OF REPORT OF SALE**

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

v.

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

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)

"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 anyway 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,

v.

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 658SQ 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 658SQ, 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**

**NOTICE OF REPORT OF SALE**

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

v.

John Leonard Halsted and Chaohui Luo Defendant(s)

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

NOTICE is hereby given this 8th day of January, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of February, 2025; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2025.

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

True Copy—Test: Mahasin El Amin, Clerk 148812 (1-23,1-30,2-6)

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 D 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**

**ORDER OF PUBLICATION BY POSTING**

TUWANDA ESSIANE-MBAH VS. LINCYR ESSIANE-MBAH

**In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-24-008467 Other Reference Number(s): CAD09-05943**

**ORDERED**, ON THIS 24th day of January, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Lincyr Roland Essiane-Mbah 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 stating that the Defendant's last known address is: 4311 Kenny Street, Beltsville, MD 20705, and therefore it is;

**ORDERED**, that the Plaintiff may serve process to the Defendant, LINCYR ESSIANE-MBAH, 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 23rd day of February, 2025, and it is further;

**ORDERED**, that the plaintiff shall mail, by **regular mail** (first class mail) **AND** by **certified mail**, return receipt requested, to the defendant's last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further;

**ORDERED**, THAT THE DEFENDANT, LINCYR ROLAND ESSIANE-MBAH, IS HER



**LEGALS**

**ORDER OF PUBLICATION**

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

DANCING COCONUTS, LLC,  
CAPITAL BANK, NA,  
SCOT R. BROWNING, TRUSTEE,  
PAUL L. MERRITT, 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 9210 5TH ST

AND

Unknown Owner of the property 9210 5TH ST described as follows: Property Tax ID 20-2273035 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-25-000202**

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:

7,500.0000 Sq.Ft. & Imps. Hynesboro Park Lot 16 Blk 7, Assmt \$279,400 Lib 47380 Fl 238, and assessed to Dancing Coconuts LLC. 20-2273035, 009210 5th, Lanham St, Md 20706

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 21st 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 (3) successive weeks on or before the 14th day of February, 2025, warning all persons interested in the property to appear in this Court by the 25th 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  
148849 (1-30,2-6,2-13)

**LEGALS**

**NOTICE**

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

v.

Exodus, Inc.

AND

Theodore Payton

6942 Hanover Parkway Unit #201  
Greenbelt, MD 20770  
Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-003648**

Notice is hereby given this 17th day of January, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of February, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 21st day of February, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$175,000.00. The property sold herein is known as 6942 Hanover Parkway Unit #201, Greenbelt, MD 20770.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
148850 (1-30,2-6,2-13)

**ORDER OF PUBLICATION**

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

v.

Hikmat Sultan  
25-31 163rd Street  
Flushing, NY 11358

and

Mansour E. Mahbanoozadeh  
7435 Paterson Road  
Falls Church, VA 22043

and

Afsaneh Farjadi  
7435 Paterson Road  
Falls Church, VA 22043

and

John S. Burson, Trustee  
1816 N. Van Buren Street  
Arlington, VA 22205  
(571) 488-0250

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 13030 Old Fort Road, Fort Washington, MD 20744, and described as Legal Description PISCATAWAY HILLS ACREAGE Being known as District 05 Account Number 0403758 on the Tax Roll of the Collector of Taxes.

Defendants

**In the Circuit Court for Prince George's County**

**Case No.: C-16-CV-25-000047**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 13030 Old Fort 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 PISCATAWAY HILLS ACREAGE, District 05 Account Number 0403758 Known as 13030 Old Fort 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 22nd 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 25th 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  
148867 (1-30,2-6,2-13)

**THE PRINCE GEORGE'S POST**  
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**301-627-0900**  
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**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**KAREEM K. JOHNSON**

Notice is given that Patricia Reardon-King, whose address is 226 Emerson Street NW, Washington, DC 20011, was on December 31, 2024 appointed Personal Representative of the estate of Kareem K. Johnson who died on March 18, 2024 with a will.

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

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.

PATRICIA REARDON-KING  
Personal Representative

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

Estate No. 132973  
148859 (1-30,2-6,2-13)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**KATIE F SEIMAH**

Notice is given that Keith Gray, whose address is 1142 Linden Ave, Takoma Park, MD 20912-6515, was on January 16, 2025 appointed Personal Representative of the estate of Katie F Seimah, who died on December 23, 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 16th 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.

KEITH GRAY  
Personal Representative

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

Estate No. 135978  
148863 (1-30,2-6,2-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**TERESIA NASIEKU SOKOTO**

Notice is given that Lorraine Makanyama, whose address is 6022 Osborn Rd, Hyattsville, MD 20785, was on November 21, 2024 appointed Personal Representative of the estate of Teresia Nasieku Sokoto, who died on October 7, 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 21st day of May, 2025.

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

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

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

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

LORRAINE MAKANYAMA  
Personal Representative

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

Estate No. 135511  
148860 (1-30,2-6,2-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ANNA D PROCTOR**

Notice is given that Sharon Proctor, whose address is 13106 Venango Rd, Fort Washington, MD 20744, was on January 16, 2025 appointed Personal Representative of the estate of Anna D Proctor, who died on November 6, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th 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.

SHARON PROCTOR  
Personal Representative

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

Estate No. 135708  
148864 (1-30,2-6,2-13)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**NAPHISHA DEORTHA KEARNEY**

Notice is given that Milan D Kearney, whose address is 12135 American Chestnut Rd, Bowie, MD 20720-3758, was on January 17, 2025 appointed Personal Representative of the estate of Naphisha Deortha Kearney, who died on November 30, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of 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.

MILAN D KEARNEY  
Personal Representative

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

Estate No. 135677  
148861 (1-30,2-6,2-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**DON EDWARD QUALLS**

Notice is given that Tekia Rabb, whose address is 530 N.E. Shady Grove Road, Lugoff, SC 29078, was on July 24, 2024 appointed Personal Representative of the estate of Don Edward Qualls, who died on September 8, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of January, 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.

TEKIA RABB  
Personal Representative

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

Estate No. 109035  
148865 (1-30,2-6,2-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**HILDE ELISABETH SNYDER**

Notice is given that Robert K Snyder, whose address is 9917 Rhodes Way, White Plains, MD 20695-2891, was on January 17, 2025 appointed Personal Representative of the estate of Hilde Elisabeth Snyder, who died on July 11, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of 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.

ROBERT K SNYDER  
Personal Representative

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

Estate No. 134817  
148862 (1-30,2-6,2-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**WILHEMINA MINOR**

Notice is given that Valencia Harris, whose address is 10144 Scotch Hill Drive, Fort Washington, MD 20744, was on January 13, 2025 appointed Personal Representative of the estate of Wilhemina Minor, who died on March 14, 2023 without a will.

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

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.

VALENCIA 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. 129866  
148866 (1-30,2-6,2-13)

**LEGALS**

**TOWN OF COLMAR MANOR PUBLIC NOTICE**

The Town of Colmar Manor has installed stop sign monitoring systems in accordance with §21-707.1 of the Maryland Transportation Article and Town Ordinance O-01-2025. These monitors are located at 38th Ave. and Newark Rd., 40th Ave. and Newark Rd., and 43rd Ave. and Newark Rd. Ticketing for violations will begin starting February 6, 2025. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the town offices at 301-277-4920 or visit <https://www.colmarmanor.org>.

*The Prince George's Post Newspaper*

Call 301-627-0900 or

Fax 301-627-6260



**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](http://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)

**LEGALS**

**LEGAL NOTICE  
CITY OF BOWIE, MD  
PUBLIC HEARING**

A Public Hearing for Ordinance O-1-25 Repealing in its Entirety and Re-enacting with Amendments Chapter 26 "Zoning," Article II "Municipal Zoning Authority" of the Code of the City of Bowie to Reflect Changes Required Due to the Prince George's County Zoning Ordinance Rewrite and CB-015-2024, the Zoning Ordinance of Prince George's County – Omnibus Bill, is scheduled to be held at 8:00 p.m., Monday, February 3, 2025. Those wishing to provide testimony / comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony / comments to [cityclerk@cityofbowie.org](mailto:cityclerk@cityofbowie.org). Deadline for submittal of written testimony / comments is 7:00 p.m., Monday, February 3, 2025. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at [www.cityofbowie.org/viewmeetings](http://www.cityofbowie.org/viewmeetings) or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or [ahernandez@cityofbowie.org](mailto:ahernandez@cityofbowie.org).

Alfred D. Lott  
City Manager

148869 (1-30)

**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: 2/7/2025.

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

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

- |                |             |         |                    |
|----------------|-------------|---------|--------------------|
| 2007 CHEVROLET | SUBURBAN MD | 6CF6946 | 3GNFK16307G148612  |
| 2019 NISSAN    | ALTIMA MD   | 4EN7449 | 1N4BL4CVOKC158344  |
| 2005 KENTUCKY  | TAILER      |         | 1KKVE353251.216929 |
| 2005 GMC       | YUKON VA    | TPT4903 | 1GKEK63U35J218375  |

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

- |                    |      |    |         |                   |
|--------------------|------|----|---------|-------------------|
| 2008 MERCEDES-BENZ | R350 | MD | 6EE6747 | 4JGCB65E08A074650 |
|--------------------|------|----|---------|-------------------|

**J & J TOWING  
8545 DELANO ROAD  
CLINTON, MD 20735  
301-568-3284**

- |                 |         |    |         |                   |
|-----------------|---------|----|---------|-------------------|
| 2005 LEXUS      | RX330   | MD | 1FD9304 | 2T2HA31U25C049647 |
| 1992 HONDA      | ACCORD  | VA | 5223EY  | 1HGC89871NA008141 |
| 2020 MITSUBISHI | ECLIPSE | DC | G712037 | JA4AT3AA3LZ024324 |
| 2007 GMC        | SIERRA  | MD | 3EW8401 | 2GTEC19C871577602 |

**J&L TOWING AND RECOVERY  
8225 GREY EAGLE DRIVE  
UPPER MARLBORO, MD 20772**

- |             |       |    |          |                   |
|-------------|-------|----|----------|-------------------|
| 2021 TOYOTA | CAMRY | MD | T1857031 | 4T1G11AK4MU466722 |
|-------------|-------|----|----------|-------------------|

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

- |                    |         |    |         |                   |
|--------------------|---------|----|---------|-------------------|
| 2005 HONDA         | ODYSSEY | VA | UPG2184 | 5FNRL38705B088364 |
| 1997 TOYOTA        | CAMRY   | MD | 3Z5294  | 4T1BC22K0VU777661 |
| 2005 FORD          | E-150   | VA | TLV3709 | 1FTRE14W35HA61462 |
| 2010 CADILLAC      | CTS     | DC | EL3265  | 1G6DA5EG8A0144983 |
| 2005 FORD          | E TYPE  | VA | TLV3709 | 1FTRE14W35HA61462 |
| 2009 FORD          | E350    | ID | 1A679KJ | 1FBSS31L58DA40919 |
| 1997 CHEVROLET     | ASTRO   |    |         | 1GNNDM19WXB166712 |
| 2007 MERCEDES-BENZ | S550    |    |         | WDBNG74J76A463560 |

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

- |                    |          |    |         |                   |
|--------------------|----------|----|---------|-------------------|
| 2011 SEADOO        | RXP      |    |         | CAYDV34925E111    |
| 2008 BUICK         | LACROSSE | MD | 4GD4638 | 1G4HD572X8U150516 |
| 2007 MERCEDES-BENZ | S550     | MD | 1DG8499 | WDDNG71X67A122233 |
| 2007 TOYOTA        | CAMRY    | VA | TVU5280 | 4T1BE46K47U664441 |
| 2003 BMW           | 325Xi    |    |         | WBAEU33473PM54183 |

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

- |            |          |    |         |                   |
|------------|----------|----|---------|-------------------|
| 2011 KIA   | SORRENTO | VA | TSN9014 | 5XYKT3A13BG011449 |
| 2008 ACURA | TL       | MD | 7GG7173 | 19UUA66298A036321 |
| 2018 DODGE | RAM 3500 | MD | 402E58  | 3C63RRRL4JG299360 |

148877 (1-30)

**LEGALS**

**LEGAL NOTICE  
CITY OF BOWIE, MD  
PUBLIC HEARING**

A Public Hearing for Ordinance O-2-25 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025, As Embodied in Ordinance O-4-24 and Amended by Ordinance O-7-24, to Appropriate Funds for the Following Projects: \$185,000 for Additional Bulk Trash Collection, \$389,000 for Funding for a Replacement Street Sweeper, \$590,000 for Street Resurfacing, \$8,200 for the Parks and Grounds Agricultural Building, \$143,000 for the Driving Range Rehabilitation, \$41,500 for Lowlift Pump Station Rehabilitation and \$286,000 for the Water Treatment Plant Filter System Replacement, is scheduled to be held at 8:00 p.m., Monday, February 3, 2025. Those wishing to provide testimony / comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony / comments to [cityclerk@cityofbowie.org](mailto:cityclerk@cityofbowie.org). Deadline for submittal of written testimony / comments is 7:00 p.m., Monday, February 3, 2025. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at [www.cityofbowie.org/viewmeetings](http://www.cityofbowie.org/viewmeetings) or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or [ahernandez@cityofbowie.org](mailto:ahernandez@cityofbowie.org).

Alfred D. Lott  
City Manager

148870 (1-30)



**LEGALS**

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

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

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

You must reclaim these vehicles by: 2/11/2025.

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

**CHARLEY'S CRANE SERVICE  
8913 OLD ARDMORE RD  
LANDOVER, MD 20785  
301-773-7670**

- |             |        |    |        |                   |
|-------------|--------|----|--------|-------------------|
| 2000 TOYOTA | SIENNA | DC | GE7264 | 4T3ZF13C8YU254127 |
|-------------|--------|----|--------|-------------------|

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

- |                  |         |    |         |                   |
|------------------|---------|----|---------|-------------------|
| 2018 ALFA ROMERO | STELVIO | MD | JG5364  | ZASFAPN3J7B79798  |
| 2008 VOLKSWAGEN  | JETTA   | VA | UAS3463 | 3VVRZ71K18M087547 |
| 2010 FORD        | TAURUS  | DC | JE0962  | 1FAHP2EW8AG157488 |
| 2012 VOLKSWAGEN  | ROUTAN  | VA | TUT1677 | 2C4RVABG2CR309312 |

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

- |                 |        |    |         |                   |
|-----------------|--------|----|---------|-------------------|
| 2013 VOLKSWAGEN | PASSAT | DC | GM0707  | 1VWBH7A36DC128005 |
| 2011 NISSAN     | ALTIMA | MD | 1GG1532 | 1N4AL2APXBN500245 |

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

- |                |         |    |         |                   |
|----------------|---------|----|---------|-------------------|
| 2017 CHEVROLET | EXPRESS | MD | 9DC6077 | 1GCWGAFF3H1130769 |
|----------------|---------|----|---------|-------------------|

148876 (1-30)

# The Prince George's Post

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**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)

**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**

**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)

**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 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.

**KELLY RAMSEY**  
Personal Representative

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

Estate No. 135941  
148832 (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**

**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**

**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)

**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**

**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)

# The Prince George's Post

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**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

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  
v.

Plaintiff

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  
v.

Plaintiff

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  
v.

Plaintiff

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  
v.

Plaintiff

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  
v.

Plaintiff

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)

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

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

and

United Bank  
S



## 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

### 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

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.

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 Being known as District 05 Account Number 0293548 on the Tax Roll of the Collector of Taxes.

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

## LEGALS

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

MAHASIN EL AMIN  
Clerk of 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

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.

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

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, 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 SMA(1993)(GIS7/00) NCONF USE, District 05 Account Number 0338079 Known as 18116 Livingston 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  
148809 (1-23,1-30,2-6)

## LEGALS

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)



## LEGALS

### 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

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 18116 Livingston Road, Accokeek, MD 20607, and described as Legal Description NEAR ACCOKEEK SMA(1993)(GIS7/00) NCONF USE Being known as District 05 Account Number 0338079 on the Tax Roll of the Collector of Taxes.

Defendants



**LEGALS**

**NOTICE OF REPORT OF SALE**

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

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test: Mahasin El Amin, Clerk 148758 (1-16-1-23,1-30)

**NOTICE OF REPORT OF SALE**

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

**NOTICE OF REPORT OF SALE**

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

**NOTICE OF REPORT OF SALE**

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

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)

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**LEGALS**

**NOTICE OF REPORT OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff  
v.  
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 which may be known as 7109 East Ridge Dr., Landover, MD 20785, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 25.26 & 27 7,500.0000 Sq.Ft. East Columbia Park Blk EYE Assmt \$70,700 Lib 44378 Fl 334 and being identified on the Tax Roll as Parcel ID: 13-1569664, and which may be known as 7109 East Ridge Dr., Landover, MD 20785, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000016 (TAX SALE)

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

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

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

- t/a Hyattsville Spirits and Grill – status hearing to comply with the Circuit Court Order remanding the case back to the BOLC.
- t/a El Sitio Restaurant, Jose Martinez, President, Class B, Beer, Wine and Liquor, JC Martinez, Inc., 5837 Riverdale Road, Riverdale, 20737. Request for a Special Entertainment Permit.
- Jude Nyambi, President, Marcelline Nyambi, Vice President, t/a The Hampton Conference Center, 207 West Hampton Place, Capitol Heights, 20743, for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Alcoholic Beverage Article of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County.
- James Natty, Member, Noubisimo Simo, Member, t/a JB Atlantic Restaurant & Grill, 9624 Ft. Meade Road, Laurel, 20707, for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Alcoholic Beverage Article of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County.
- Teisha Mays, Member-Manager, t/a Moxy's Bar and Grill, 7200 Hanover Drive, Suite LL, Greenbelt, 20770, for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 26 of the Rules and Regulations for Prince George's County.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, February 5, 2025. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgcs.us> or you may email [BL@co.pg.md.us](mailto:BL@co.pg.md.us) to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

**BOARD OF LICENSE COMMISSIONERS**

Attest: Terence Sheppard Director January 13, 2025

148835 (1-23,1-30)

**NOTICE**

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

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

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

Notice is hereby given this 10th day of January, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of February, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 10th day of February, 2025.

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

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test: Mahasin El Amin, Clerk 148814 (1-16-1-23,1-30)



**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 INSTESTATE 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)

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**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)

**LEGALS**

**NOTICE**

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

v.

Sajdah D. Bryant  
1005 Chillum Road Unit 310  
Hyattsville, MD 20782

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. C-16-CV-24-004718**

Notice is hereby given this 17th day of January, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of February, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 21st day of February, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$66,175.53. The property sold herein is known as 1005 Chillum Road Unit 310, Hyattsville, MD 20782.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
148851 (1-30,2-6,2-13)

**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 S. Russell Litton, 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**

**NOTICE**

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

v.

Hardee Fofanah  
11605 Whittier Road  
Bowie, MD 20721

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. C-16-CV-23-005660**

Notice is hereby given this 17th day of January, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of February, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 21st day of February, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$421,000.00. The property sold herein is known as 11605 Whittier Road, Bowie, MD 20721.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
148852 (1-30,2-6,2-13)

**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**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

Ashley Bradley  
17001 Holly 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

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 17001 Holly Road, Accokeek, MD 20607, and described as Legal Description 05-0324699 Being known as District 05 Account Number 0324699 on the Tax Roll of the Collector of Taxes.

Defendants

**In the Circuit Court for Prince George's County**  
**Case No.: C-16-CV-25-000015**

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

redemption from tax sale on the property known as 17001 Holly 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 05-0324699, District 05 Account Number 0324699 Known as 17001 Holly 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  
148802 (1-23,1-30,2-6)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff



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