# The Prince George's Post

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#### ORDER OF PUBLICATION

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

Plaintiff,

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

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/Ō 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 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 Cer-tificate 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

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, Or-dered, 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 re-demption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (1-23,1-30,2-6) 148787

#### **LEGALS**

#### ORDER OF PUBLICATION

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

Plaintiff,

Majestic Homes, Inc. S/OS. 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

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 Sarah Landing Drive, Cheltenham, MD 20623, and described as Legal Description PAR-CEL 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 Firance 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,

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 judg-ment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (1-23,1-30,2-6)148795

#### **LEGALS**

#### ORDER OF PUBLICATION

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

Plaintiff.

Ashley Bradley 17001 Holly Road Accokeek, MD 20607

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

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

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 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 re-demption 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

SPENCER W. SCOTT, TIMOTHY E. SCOTT, PRINCE GEORGE'S COUNTY,

AND

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

AND

Unknown Owner of the property 2215 RITCHIE RD described as follows: Property Tax ID 06-0603407 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

#### IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-000362

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:

22,877.0000 Sq.Ft. & Imps. Ritchie Forest- Ad Lot 9 Blk B, Assmt \$261,400 Lib 09394 Fl 674, and assessed to Scott Mathilda & Spencer W Etal

06 0603407, 002215 Ritchie Rd, District Height Md 20747

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

It is thereupon this 27th 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

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 21st day of February, 2025, warning all persons interested in the property to appear in this Court by the 1st day of April, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk

#### **LEGALS**

Plaintiff,

#### ORDER OF PUBLICATION

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

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

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

Afsaneh Farjadi 7435 Paterson Road Falls Church, VA 22043

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

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

Prince George's County Department of Finance S/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 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

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 Él Amin, Clerk (1-30,2-6,2-13) 148867

#### **LEGALS**

#### ORDER OF PUBLICATION

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

W. Alfred Williams 1755 E. Hallandale Beach Boule-Hallandale Beach, FL 33009

and

Brenda J. Williams

The Pines of Laurel Condominium Association, Inc. S/O Neil Nichols, R.A.

Hallandale Beach, FL 33009

1755 E. Hallandale Beach Boule-

4550 Forbes Boulevard, #120 Lanham, MD 20715

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

Baltimore, MD 21202

Prince George's County Department of Finance S/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 7300 Winterfield Terrace, Laurel, MD 20707, and described as Legal Description NON CONF USE Being known as District 10 Account Number 3568573 on the Tax Roll of the Collector of Taxes.

#### In the Circuit Court for Prince George's County Case No.: C-16-CV-24-006144

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7300 Winterfield Terrace, Laurel, MD 20707, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to Green Magenta, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description NON CONF USE, District 10 Account Number 3568573 Known as 7300 Winterfield Terrace, Laurel, MD 20707.

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

It is thereupon this 3rd day of February, 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 8th day of April, 2025, and re-

deem 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 Él Amin, Clerk (2-6,2-13,2-20)148902

#### **LEGALS**

**ORDER OF PUBLICATION** 

EPCOT MD LLC Plaintiff

ESTATE OF FRANCES J. DOBSON

Office of the Attorney General

ESTATE OF HATTIE DAVAGE PATRICIA B. BANKS

TYRONE C. BANKS JOSEPH P. MCMAHON

State of Maryland

LARRY S. BALDUCCI

Prince George's County Director of Finance Prince George's County, Maryland

All unknown owners of the property (4410 OGLETHORPE ST HY-ATTSVILLE 20781 being known as District - 16 Account Number -1813963 with a legal description of UNIT 503 on the Tax Roll of the Director of Finance), the unknown owner's heirs, devises, 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 Case No. C-16-CV-23-005306

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4410 OGLETHORPE ST HYATTSVILLE 20781 being known as District - 16 Account Number - 1813963 with a legal description of UNIT 503 on the Tax Roll of the Director of Finance sold

by the Finance Officer of PRINCE

GEORGE'S COUNTY, State of

Maryland to EPCOT MD LLC, the

A description of the property in substantially the same form as the description appearing on the Certificat of Tax Sale is as follows: 4410 OGLETHORPE ST HYATTSVILLE 20781 being known as District - 16 Account Number - 1813963 with a legal description of UNIT 503 on the Tax Roll of the Director of Finance

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

paid. It is thereupon this 3rd day of February, 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 8th day of April, 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 encum-

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

True Copy—Test: Mahasin El Amin, Clerk 148904 (2-6,2-13,2-20)

#### **LEGALS**

**NOTICE** Randy Wright

Deborah Wright

Plaintiff,

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

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

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

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

sale to be \$315,000.00.

148819

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

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

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

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

#### **LEGALS**

LUCY M. WILLIAMS

and

and Any and all unknown owners of the Property described below, their heirs, devisees, personal representatives, and executors, administrators, grantees, assigns, or successors in right, title, interest, and any and all unnamed persons having or claiming to have an interest in the Property and premises situate and

Account No: 5705788 Described as: Lots 20-38 47,500.0000 Sq. Ft. Huntington City Blk D Assmt \$83,700 Lib 00009 Fl 500 and assessed to Williams, Lucy

#### In the Circuit Court for Prince George's County Case No.: C-16-CV-25-000518

A Complaint to Foreclose the Rights of Redemption in Property Sold at Tax Sale having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 3rd day of February, 2025, hereby ORDERED, by the Circuit Court for Prince George's County, Maryland, that the Defendants in these proceedings the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland, in accordance with §14-840 of the Tax-Property Article of the Annotated Code of Maryland, on or before the 28th day of February, 2025, warning all persons interested in the Property to appear in this Court by the 8th day of April, 2025, and redeem the Property known as Account No: 5705788, and described as Lots 20-38, 47,500.0000 Sq. Ft. Huntington City Blk D, Assmt \$83,700 Lib 00009 Fl 500, and assessed to Williams, Lucy M., 000000 12th St, Bowie, MD 20715, and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff, title, free and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 148905 (2-6,2-13,2-20)

THIS COULD BE **YOUR** AD!

Call

301-627-0900

for a quote.

#### **LEGALS**

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

**NOTICE** 

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

February, 2025.

#### **ORDER OF PUBLICATION** TIBERIUS LLC

Plaintiff

A/K/A LUCY M. BURTT JOSEPH WILLIAMS

described as:

PRINCE GEORGE'S COUNTY

M. 000000 12th St, Bowie, Md 20715 Defendants

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

#### 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  $\rm N/A$  (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 repossession and/or foreclosure of the property, if otherwise permitted by law

#### LEGALS

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)

#### **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

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

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

#### FEBRUARY 11, 2025 AT 11:30AM

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

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

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

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

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

148837

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

#### 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 <u>27th</u> day of <u>January</u>, 2025, and that the amendment to the Charter of the City as herein adopted, shall be and become effective on the <u>18th</u> day of <u>March</u>, 2025 unless on or before the <u>10th</u> day of <u>March</u>, 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

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

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

# The Prince George's Post

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Aimee D. Griffin Esq 1401 Mercantile Lane, Suite 271 Upper Marlboro, MD 20774 855-574-8481

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DEBORAH TYNES AKA: DEBORAH JANE TYNES

Notice is given that Gabrielle Tynes-Labonte, whose address is 1865 John F Kennedy Blvd, Apt 26, Jersey City, NJ 07305, was on January 23, 2025 appointed personal representative of the small estate of Deborah Tynes who died on December 3, 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 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

GABRIELLE TYNES-LABONTE Personal Representative

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

Estate No. 133477 (2-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RICHARD S ZLATOS

Notice is given that John J Zlatos Jr, whose address is 824 Miner Rd, Crownsville, MD 21032-1228, was on January 23, 2025 appointed perpresentative of the small e tate of Richard S Zlatos, who died on June 1, 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 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.

JOHN J ZLATOS 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. 136059

148885

Steven E Shane Esq 7021 Columbia Gateway Dr Suite 200 Columbia MD 21046 301-575-0300

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KELLY CHRISTINE FREDERICK

Notice is given that Jennifer Margaret Halpern, whose address is 10105 Treetop Ln, Lanham, MD 20706-2137, was on January 28, 2025 appointed personal representative of the small estate of Kelly Christine Frederick, who died on September 18, 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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative 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.

> JENNIFER MARGARET HALPERN . Personal Representative

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

Estate No. 135911

148884

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES SMITH JR.

Notice is given that Lisa Smith, whose address is 1430 Albert Drive, Bowie, MD 20721, was on January 23, 2025 appointed personal representative of the small estate of James Smith Jr. who died on February 28,

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.

LISA SMITH Personal Representative

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

148879

Estate No. 136052 (2-6)

Tina A. Hall 519 S. Sharp Street Baltimore, MD 21201 410-528-0327

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY HALLOWAY AKA MARY A. HALLOWAY

Notice is given that Donald Wayne Halloway, whose address is 36898 Kimberly Court, Mechanicsville, MD 20659, was on January 27, 2025 appointed Personal Representative of the estate of Mary Halloway aka Mary A. Halloway who died on October 28, 2024 with a will.

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

Further information can be ob-

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of July, 2025.

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

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

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

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

DONALD WAYNE HALLOWAY Personal Representative

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

Estate No. 136070 148887 (2-6,2-13,2-20)

#### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARCELNO DIOSO JR

Notice is given that Amanda Sellers, whose address is 417 Boyd Ave, Takoma Park, MD 20912-5441, was on January 24, 2025 appointed personal representative of the small estate of Marcelno Dioso Jr, who died on December 1, 2024 without a will.

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

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

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

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

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

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

AMANDA SELLERS Personal Representative

REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

Estate No. 135865

148886 (2-6)

**LEGALS** 

Michelle D. Lee The Law Office of Brian Gormley, LLC 10605 Concord St #420 Kensington, MD 20895 240-530-8018

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF YVONNE LETHA ADAMS

Notice is given that Michelle D. Lee, whose address is 10605 Concord St #420, Kensington, Maryland 20895, was on January 13, 2025 appointed Personal Representative of the estate of Yvonne Letha Adams, who died on June 4, 2022 without a

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

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 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 under-

signed, on or before the earlier of the following dates: (1) Six months from the date of the decedent's death; or

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

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

MICHELLE D. LEE Personal Representative

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

Estate No. 131789

148891 (2-6,2-13,2-20)

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#### **LEGALS**

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BETTY M CRAWFORD** 

Notice is given that Tawnya Craw-Notice is given that Tawnya Crawford, whose address is 626 S Conestoga Street, Philadelphia, PA 19143, and Brenda Fuller, whose address is 1425 56th Street, Philadelphia, PA 19131, were on May 3, 2023 appointed Co-Personal Representatives of the estate of Betty M Crawford, who died on January 17, 2020 without a will. 2020 without a will.

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

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

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

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

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

TAWNYA CRAWFORD BRENDA FULLER Co-Personal Representatives

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

Estate No. 120075

148897 (2-6,2-13,2-20)

#### **LEGALS**

Robert J. Spar 3201 Birchtree Lane Silver Spring, MD 20906 301-460-1231

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIA ALICIA MAURICIO

Notice is given that Lizeth Magnolia Murcia, whose address is 8415 New Hampshire Avenue, Hyattsville, MD 20783, was on January 27, 2025 appointed Personal Representative of the estate of Maria Alicia Mauricio who died on December 28, 2024 with a will.

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

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of July, 2025. Any person having a claim against the decedent must present the claim

to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

LIZETH MAGNOLIA MURCIA Personal Representative

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

Estate No. 136021 148888 (2-6,2-13,2-20) Erica T. Davis

1401 Rockville Pike Ste. 650 Rockville, MD 20852 301-738-7685

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN LEROY WIMBUSH

Notice is given that Christopher T. Wimbush, whose address is 7534 Saddlewood Dr, Fort Wayne, Indiana 46825, was on January 24, 2025 appointed Personal Representative of the estate of John Leroy Wimbush, who died on December 29 bush, who died on December 29, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of July, 2025

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

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

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

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

CHRISTOPHER T. WIMBUSH Personal Representative

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

> Estate No. 136071 (2-6,2-13,2-20)

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

148892

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 Upper Marlboro, MD 2073 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

(1-23,1-30,2-6)148838

# ADVERTISE! in The Prince George's Post Call Today 301-627-0900

#### ORDER OF PUBLICATION

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

Plaintiff,

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

and

Dorishatu Turay 1104 Gateway Park Court District Heights, MD 20747

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 5623 Annapolis Road, Bladensburg, MD 20710, and described as Legal Description LT 13 EX 658 SQ FT AT FR 15 EX 658 SQ FT AT FR LOT 14 EX 658SF Being known as District 02 Account Number 0086777 on the Tax Roll of the Collector of Taxes.

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

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5623 Annapolis Road, Bladensburg, MD 20710, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description LT 13 EX 658 SQ FT AT FR 15 EX 658 SQ FT AT FR LOT 14 EX 658SF, District 02 Account Number 0086777 Known as 5623 Annapolis Road, Bladensburg, MD 20710.

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

It is thereupon this 13th day of January, 2025, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 18th day of March, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148786 (1-23,1-30,2-6)

### LEGALS ORDER OF PUBLICATION

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

Plaintiff,

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

Columbia, MD 21045

and

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

ana

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

and

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

and

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

and

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

an

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

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)

#### LEGALS

#### ORDER OF PUBLICATION

Plaintiff,

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

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 Lusbys 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.

#### 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 Lusbys 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 Lusbys 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, Or-

#### **LEGALS**

dered, 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)

#### 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.

Exodus, Inc.

AND

Theodore Payton

6942 Hanover Parkway Unit #201

Greenbelt, MD 20770 Defendants

**Plaintiffs** 

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)

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

#### LEGALS

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

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

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

ROBERT S. CREWS Personal Representative

CERETA A. LEE

148857

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135974

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

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 Dunloggin 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

#### LEGALS

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

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)

# THE PRINCE GEORGE'S POST Call

Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE TODAY!

#### 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 5-8)
- 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)
- 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)
   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-

<u>106-2024 Map 5-B</u>)

- 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)
- 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)
   Tax Account Number 18-2080935; Tax Map 67, Grid A4, Block D, Lot

5; 108 Jonquil Avenue, Landover, MD 20785; 10,240 sq. ft.; Appraised

- value is \$50,000. (Council Bill No. CB-106-2024 Map 5-E)

  15. Tax Account Number 18-2080943; Tax Map 67, Grid A4, Block D, Lot 6; 110 Jonquil Avenue, Landover, MD 20785; 10,650 sq. ft.; Appraised value is \$50,000. (Council Bill No. CB-106-2024 Map 5-E)
- 16. Tax Account Number 18-2080950; Tax Map 67, Grid A4, Block D, Lot 7; 112 Jonquil Avenue, Landover, MD 20785; 14,793 sq. ft.; Appraised value is \$55,000. (Council Bill No. CB-106-2024 Map 5-E)
- 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)
   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
- 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)
- 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)
   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)

#### ORDER OF PUBLICATION

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

DANCING COCONUTS, LLC, CAPITAL BANK, NA, SCOT R. BROWNING, TRUSTEE, PAUL L. MERRITT, TRUSTEE, PRINCE GEORGE'S COUNTY, MARYLAND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 9210 5TH ST

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 prop-

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 eorge'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 (1-30,2-6,2-13) <u>148849</u>

#### **ORDER OF PUBLICATION**

LEGALS

#### **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 DI-VORCE 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 ac-cordance 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 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 DEFEN-DANT, LINCYR ROLAND ES-SIANE-MBAH, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 25th DAY OF MARCH, 2025, MAY RE-SULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

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

True Copy—Test: Mahasin El Amin, Clerk

148871

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF AKA: STEVE GYUSEOB RYU

Notice is given that Sang Geum Ryu, whose address is 13551 Belle Chasse Blvd, Unit 216, Laurel, MD 20707-8402, was on November 27, 2024 appointed Personal Representative of the estate of Steve G Ryu, who died on August 21, 2024 with-

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

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of May, 2025.

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

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

> SANG GEUM RYU Personal Representative

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

Estate No. 135279 148893 (2-6,2-13,2-20)

#### 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 220912-6515, 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

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

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

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

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

> 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

LEGALS

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

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

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

(1) Six months from the date of the decedent's death; 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 (1-30,2-6,2-13)148859

#### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEANETTE'S GREENFIELD AKA: JEANETTE SUGGS

Notice is given that Mark Greenfield, whose address is 3303 Lotts-ford Vista Rd, Bowie, MD 20721-4008, was on January 24, 2025 appointed Personal Representative of the estate of Jeanette S Greefield, who died on January 3, 2025 with-

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

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

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

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

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

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

MARK GREENFIELD Personal Representative

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

Estate No. 136036 148894 (2-6,2-13,2-20)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TERESIA NASIEKU SOKOTO

NOTICE TO UNKNOWN HEIRS

Notice is given that Lorraine Makanyama, whose address is 6022 Osborn Rd, Hyattsville, MD 20785, was on November 21, 2024 ap pointed 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 under-signed, on or before the earlier of the following dates:

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

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

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

> 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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNA D PROCTOR

NOTICE TO UNKNOWN HEIRS

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 Any person having a claim against

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

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

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

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

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 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 UPPER MARLBORO, MD 20773-1729

148861

Estate No. 135677 (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 Any person having a claim against

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

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

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

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

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

(1-30,2-6,2-13)148865

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

148862

Estate No. 134817 (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

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

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of Any person having a claim against the decedent must present the claim to the undersigned personal repre-

sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

VALENCIA HARRIS Personal Representative

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

148866

UPPER MARLBORO, MD 20773-1729

Estate No. 129866 (1-30,2-6,2-13)

# 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

<u>YEAR</u>	<u>MAKE</u>	MODEL	<u>VIN</u>
2013	Chevrolet	Malibu	1G11B5SA5DU151330
2007	Ford	Fusion	3FAHP06Z47R268277
2015	Hyundai	Sonata	5NPE24AF3FH186557
2006	BMW	330XI	WBAVD33516KV61577
2019	Chevrolet	Camaro	1G1FB1RSXK0153186
2007	Ford	Fusion	3FAHP07107R120202
2013	Volvo	S60	YV1612FS5D1217873
1999	Honda	Accord	1HGCG6658XA112095
2010	Mercury	Mountaineer	4M2CN8H76AKJ06838
2016	Ford	Transit	1FTYR2ZM8GKB56117
1995	Honda	Accord	1HGCD5623SA133552
2012	Dodge	Caliber	1C3CDWDA5CD536094
2003	Honda	Pilot	2HKYF18413H512453
2013	Nissan	Altima	1N4AL3AP8DC912295
2017	GMC	Terrain	2GKALMEK0H6254358
2014	Nissan	Sentra	3N1AB7AP7EY325635
2000	Ford	F150	1FTZF1727YNA01566
2017	Chevrolet	SS	6G3F15RW6HL300652
2004	Hyundai	Sonata	KMHWF35H04A926547
2012	Chevrolet	Malibu	1G1ZB5E0XCF260813
2014	Toyota	Corolla	2T1BURHE0EC191126

#### LEGALS

(2-6)

148898

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

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

#### 708 AVANTI PLACE HYATTSVILLE, MD 20785

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

#### FEBRUARY 11, 2025 AT 11:30AM

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

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

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

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

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

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

The Prince George's Post

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#### **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: 02/14/2025.

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

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

 2004
 CHEVROLET
 SILVERADO MD
 2CB8460
 1GCEC14X14Z333738

 2009
 FORD
 FOCUS
 MD
 T2051931
 1FAHP35N79W182204

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

2014	KENWORTH	T680			1XKYAP8X1EJ392812
2009	TRAILER	TRAILER	AL	TN005153	1UYVS25389P652255
2008	NISSAN	MAXIMA	VA	TTP1858	1N4BA41E58C835874
1998	CHEVROLET	TAHOE			3GNEK18R9WG123185
2014	FREIGHTLINER	CASCADIA	MD	977F42	1FUJGLDR0ELFH6551
2005	HYUNDAI	TRANSLEAL	)		3H3V532C45T012004
		TRAILERS			
2016	TOYOTA	CAMRY	MD	8CR0658	4T1BF1FK1GU141891
2004	FORD	MUSTANG	FL	M91XP	1FAFP40604F203223

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

2007 GMC YUKON MD A329698 1GKFK66857J196045

#### HANNAN AUTO AND TOWING 11508 EAST MAPLE AVE BELTSVILLE, MD 20705 301-937-1937

 2003
 RAMBLER
 WILDWOOD OH
 GCV8929
 4X4FWDC223R330570

 1999
 JEEP
 CHEROKEE MD
 C00LANT 1J4FT7850XL594382

 2023
 TRAILER
 TRAILER
 FL
 DKH1795
 7TKBE121XPN003867

 2013
 FORD
 TAURUS
 MD
 6GB6032
 1FAHP2E8XDG135790

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

 2001 HONDA
 CIVIC
 1HGEM22971L114192

 2004 AUDI
 A4
 VA
 TXA1072
 WAUAC48H74K019259

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

 2012
 MAZDA
 6
 VA
 19443T
 1YVHZ8DHXC5M24147

 2014
 HONDA
 CIVIC
 2HGFG3B53EH521086

 2006
 MERCEDES-BENZ C230
 FL
 33740Z
 WDBRF52H06F811372

 2024
 NISSAN
 SENTRA
 3N1AB8CV9RY242473

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

2016	DODGE	CHARGER	2C3CDXBG9GH109541
1997	LEXUS	ES300	JT8BF22G1V0056287
2007	FORD	F150	1FTRF12237NA63634
2014	DODGE	DURANGO	1C4RDJDGXEC978617

#### METROPOLITAN TOWING INC 8005 OLD BRANCH AVE CLINTON, MD 20735

1999	TOYOTA	CAMRY			JT2BF22K3X0204683
2001	DODGE	CARAVAN	VA.	TYY4190	2B4GP25G1YR889160
2013	HONDA	CRV	VA	96178F	2HKRM4H75DH644817
2012	HONDA	CIVIC	MD	5FR3913	2HGFB2F54CH324928
1993	ACURA	INTEGRA	MD	2EE3031	JH4DA9343PS017857
2001	NISSAN	MAXIMA			JN1CA31D51T620035
2007	NISSAN	ALTIMA			1N4BL21E87N446938
2008	FORD.	<b>EXPEDITION</b>	MD	9FA6071	1FMFU19528LA51735
2007	SAAB	3-SEP	MD	T1975579	YS3FD49YX71145445
2005	HONDA	ACCORD	VA	TPH3028	1HGCM71565A019112
2011	GMC	TERRAIN			2CTFLXE56B6218070
2012	FORD	<b>FUSION</b>	DC	GS5412	3FAHP0JG1CR355151
2018	INFINITE	Q50	VA	TZK9292	JN1EV7AR6JM439908

#### PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707

301-210-6222 2010 FORD FUSION MA 1SD496 3FAHP0HA7AR241279 148900 (2-6)

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: 2/14/2025.

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

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

2004 CHEVROLET TAHOE MD 13184M8 1GNEC13V04J283761 2004 VOLKSWAGEN TOUAREG VA TGX8279 WVGBC77LX4D070866

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

301 307 0703					
CHRYSLER	<b>PACIFICA</b>			2A8GM68XX8R609016	
NISSAN	ALTIMA	DC	GG4482	1N4AL2EP3AC121401	
FORD	F-150	VA	TYH2453	1FTRF17W0XNB58602	
BMW	745I	VA	USY5709	WBAGL63483DP64292	
HONDA	CIVIC	VA	TMG1964	1HGES26703L010712	
HONDA	CIVIC	MD	9GB1625	2HGFA1F50BH506007	
FORD	TAURUS	MD	4BC2793	1FAHP2KTXBG101273	
CHEVROLET	TRAVERSE	Ξ		1GNEV23D19S180454	
	CHRYSLER NISSAN FORD BMW HONDA HONDA FORD CHEVROLET	CHRYSLER PACIFICA NISSAN ALTIMA FORD F-150 BMW 745I HONDA CIVIC HONDA CIVIC FORD TAURUS	CHRYSLER PACIFICA NISSAN ALTIMA DC FORD F-150 VA BMW 745I VA HONDA CIVIC VA HONDA CIVIC MD FORD TAURUS MD	CHRYSLER PACIFICA NISSAN ALTIMA DC GG4482 FORD F-150 VA TYH2453 BMW 745I VA USY5709 HONDA CIVIC VA TMG1964 HONDA CIVIC MD 9GB1625 FORD TAURUS MD 4BC2793	

#### METROPOLITAN TOWING INC 8005 OLD BRANCH AVE CLINTON, MD 20735

301-568-4400

2002	VOLKSWAGEN	BEETLE	VA	TWL3684	3VWCK21C32M401163
2018	NISSAN	SENTRA	VA	T52432	3N1CN7AP4JL877374
2011	CADILLAC	SRX	MD	5EY1877	3GYFNEEY4BS671359

148901 (2-6)

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

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) Trigiani Sr, whose address is 19116 Holberton Ln, Brookeville, MD 20833-2634, was on January 13, 2025 appointed Personal Representative of the estate of Joellen Trigiani who died on November 13, 2024 with a will

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of July 2025

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

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

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

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

MICHELE (MICHAEL) TRIGIANI SR Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

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

**LEGALS** 

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MELBA L ROBINSON

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of June, 2025.

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

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

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

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

EDWARD P ROBINSON JR Personal Representative

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

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

#### NOTICE OF APPOINTMENT

NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ANN KIETZMAN

Notice is given that William C Kietzman, whose address is 568 Bourbon St, Havre de Grace, MD 21078-3131, was on January 3, 2025 appointed Personal Representative of the estate of Mary Ann Kietzman, who died on December 4, 2024 without a will.

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

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

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

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

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

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

> WILLIAM C KIETZMAN Personal Representative

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

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

#### LEGALS

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)

#### 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

<u>148827</u>

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

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

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#### **ORDER OF PUBLICATION**

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

Plaintiff,

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

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 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

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 ACCO-KEEK, 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 naving 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

Mahasin Él Amin, Clerk 148810

True Copy—Test:

(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,

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

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 Él Amin, Clerk (1-23,1-30,2-6) 148813

#### **LEGALS**

#### ORDER OF PUBLICATION

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

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

State of Maryland Office of the Attorney General 5/O Anthony G. Brown, Attor General 200 Saint Paul Place Baltimore, MD 21202

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

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 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: Description LOTS Legal 3.4.5(FROM 0834192 COMB 99/00 OWN LTR), District 08 Account Number 0834184Known as 23204 Benjamin Banneker Boulevard, Aquasco, MD 20608.

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

It is thereupon this 13th day of January, 2025, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 18th day of

#### **LEGALS**

March, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 148834 (1-23,1-30,2-6)

#### **LEGALS**

**ORDER OF PUBLICATION** 

WEEPING CHERRY LLC Plaintiff

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 S/O Rhonda L. Weaver

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

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

All unknown owners of the property 1614 ERSKINE STREET, HY-ATTSVILLE, 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.

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

Defendants.

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, OR-DERED, 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 vest-ing 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 (1-23,1-30,2-6) 148784

#### **LEGALS**

#### ORDER OF PUBLICATION

WEEPING CHERRY LLC

Plaintiff

Ronald L. Poore

Prince George's County Director of 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 PRÍNCE GEÓRGE'S COUNTY, OR-DERED, 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 (1-23,1-30,2-6) 148788

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#### **LEGALS**

#### ORDER OF PUBLICATION

WEEPING CHERRY LLC Plaintiff

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

The Estate of Robert D. Shannon

State of Maryland Office of the Attorney General O Ánthony G.

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 encum-

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

Shelbia J. Hicks

The Town of Cottage City Prince George's County Director of

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, Brent-wood, MD 20722, and further known as "Lots 7, 8 10,500.0000 Sq.Ft. & Imps Cottage City Blk 6 (being known as: District - 02 Acount 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.

#### 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 prop erty to appear before this Court by the 18th day of March, 2025 and redeem the property and answer the Complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encum-

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

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

#### ORDER OF PUBLICATION

WEEPING CHERRY LLC

Plaintiff

Richard Jackson Carolyn Jackson

FT Mortgage Companies, D/B/A Atlantic Coast Mortgage

S/O Peggy Plaisted John J. Romano, Trustee

torney General

Michelle Slattery, Trustee Prince George's County Director of

S/O Rhonda L. Weaver State of Maryland Office of the At-

S/O Ánthony G. Brown

Prince George's County, Maryland S/O Rhonda L. Weaver All unknown owners of the prop-

erty 3805 71st Avenue, Hyattsville, MĎ 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, OR-DERED, 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 Él 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,

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

United Bank

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

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

and Roger A. Lee, Trustee 2405 York Road, #200

Timonium, MD 21093

Baltimore, MD 21202

S/I/I Essex Bank

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

Prince George's County Department of Finance S/O Stephen J. McGibbon, Director 1301 McCormick Drive, Suite 1100 Largo, MD 207/4

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 16540 Ballpark Road, Bowie, MD 20716, and described as Legal Description PAR-CEL E Being known as District 07 Account Number 3149267 on the Tax Roll of the Collector of Taxes.

#### Defendants In the Circuit Court for Prince George's County

Case No.: C-16-CV-25-000043 The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 16540 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 E, District 07 Account Number 3149267 Known as 16540 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 Él Amin, Clerk 148811 (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,

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

Karen Selig 20 Flamingo Drive Saint Augustine, FL 32080

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

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

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

Defendants

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

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1012 Abel Avenue, Capitol Heights, MD 20743, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description LTS 59 TO 68,LTS 19 TO 22 L 5057 F 767 L 4203 F 149, District 18 Account Number 2042240 Known as 1012 Abel Avenue, Capitol Heights, MD 20743.

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

It is thereupon this 13th day of January, 2025, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 18th day of March, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vest-ing in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (1-23,1-30,2-6)148796

> Proudly Serving **Prince** George's County Since 1932

#### ORDER OF PUBLICATION

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

Plaintiff,

Warren I. Brooks 27107 Hartwell Court Mechanicsville, MD 20659

Ellen M. Brooks 27107 Hartwell Court Mechanicsville, MD 20659

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

Prince George's County Department of Finance S/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 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 con-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 prop-erty and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

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

#### **LEGALS**

#### ORDER OF PUBLICATION

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

Plaintiff.

Enrique Jaramillo Jaramillo 14101 Livingston Road Clinton, MD 20735

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

and

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

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

and

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

and

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

and

#### **LEGALS**

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 8435 Burton Lane, Upper Marlboro, MD 20772, and described as Legal Description NR FORESTVILLE Being known as District 06 Account Number 0447045 on the Tax Roll of the Collector of Taxes.

Defendants

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

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 8435 Burton Lane, Upper Marlboro, MD 20772, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description NR FORESTVILLE, District 06 Account Number 0447045 Known as 8435 Burton Lane, Upper Marlboro, MD 20772.

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

It is thereupon this 13th day of January, 2025, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 18th day of March, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vest-ing in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 148799 (1-23,1-30,2-6)

#### **LEGALS**

#### **ORDER OF PUBLICATION**

Plaintiff,

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

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

Lilly M. Cieplak 8004 Bellefonte Lane Clinton, MD 20735

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

Prince George's County Department of Finance S/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 Old Palmer Road, Fort Washington, MD 20744, and described as Legal Description NEAR BROAD ČREEK 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, Or-dered, 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

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

liens and encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

(1-23,1-30,2-6)148804

#### LEGALS

ORDER OF PUBLICATION

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

Plaintiff.

Kashmir Dhariwal 8909 Cottongrass Street Waldorf, MD 20603

Surjit K. Dhariwal 909 Cottongrass Street Waldorf, MD 20603

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as Bealle Hill Road, Waldorf, MD 20601, and described as Legal Description NLY 204 FT LOT 11 Being known as District 05 Account Number 0293548 on the Tax Roll of the Collector of Taxes.

Defendants

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

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as Bealle Hill Road, Waldorf, MD 20601, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description NLY 204 FT LOT 11, District 05 Account Number 0293548 Known as Bealle Hill Road, Waldorf, MD 20601.

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

It is thereupon this 13th day of January, 2025, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circula-tion 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 judg-ment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 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,

Kira Renee Holton

11560 Timberbrook Drive Waldorf, MD 20601

and Darius N. Holton

11560 Timberbrook Drive Waldorf, MD 20601

State of Maryland

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

Prince George's County Department of Finance

#### **LEGALS**

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 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

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

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

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

#### LEGALS

ORDER OF PUBLICATION The Tay Lien Hedge LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

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

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

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

Prince George's County Department of Finance S/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 20608, and described as Legal Description LOTS 16-23(LTS19-23 COMB 99-00 OWN LTR) Being known as District 08 Account Number 0834200 on the Tax Roll of the Collector of Taxes. Defendants

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

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 23213 Benjamin Banneker Boulevard, Aquasco, MD 20608, 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 Certifi-

cate 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

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

liens and encumbrances.

Mahasin Él 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

Plaintiff,

Joseph A. Kenlon 18110 Livingston Road Accokeek, MD 20607

Betty L. Kenlon

18110 Livingston Road

Accokeek, MD 20607

200 Saint Paul Place

Baltimore, MD 21208

and

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

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

Taxes.

All unknown owners of the prop erty 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

Defendants

#### In the Circuit Court for Prince George's County Case No.: C-16-CV-25-000030

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 18116 Livingston 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 ACCO-SMA(1993)(GIS7/00) KEEK NCONF USE, District 05 Account Number 0338079 Known as 18116 Livingston Road, Accokeek, MD

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)

ORDER OF PUBLICATION WEEPING CHERRY LLC

Plaintiff

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

S/O Rhonda L. Weaver State of Maryland Office of the At-

torney 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 "1,875.0000 Śq.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

Defendants.

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

having or claiming to have any in-

terest in the property.

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 PRINCÉ 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 encum-

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

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

Call 301-627-0900 for a quote.

#### **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

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 Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 148852 (1-30,2-6,2-13)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA MORRIS MALHOTRA

NOTICE TO UNKNOWN HEIRS

Notice is given that Raj K Malhotra, whose address is 12702 Princeleigh Street, Upper Marlboro, MD 20774, was on June 4, 2024 appointed Personal Representative of the estate of Barbara Morris Malhotra, who died on March 29, 2024 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of December, 2024.

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 date: 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.

> RAJ K MALHOTRA Personal Representative

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

Estate No. 133599 (2-6,2-13,2-20)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that John Bennett, whose address is 550 14th Rd S, Apt 1132, Arlington, VA 22202-7415, was on January 23, 2025 appointed Per-sonal Representative of the estate of

Ralph X Nardone who died on November 4, 2024 with a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 23rd 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 under-signed on or before the earlier of the

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this published notice or other written

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

creditor presents the claims within

two months from the mailing or

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

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

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 135646

(2-6,2-13,2-20)

other delivery of the notice.

JOHN BENNETT

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

148890

Prince George's County

Personal Representative

IN THE ESTATE OF

tative or the attorney

following dates:

decedent's death; or

RALPH X NARDONE

#### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF IAN HUNTER AKA: JAN GRIER

Notice is given that Marian Key-Smith, whose address is 5309 Roblee Dr, Upper Marlboro, MD 20772-2747, was on January 14, 2025 appointed Personal Representative of the estate of Jan Hunter who died on December 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 14th day of Any person having a claim against

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

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

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

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

MARIAN KEY-SMITH Personal Representative

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

Estate No. 135883

148889 (2-6,2-13,2-20)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Darrell Ford, whose address is 10317 Tulip Tree Dr, Bowie, MD 20721-3704, was on

January 28, 2025 appointed Personal Representative of the estate of Shirley Ann Ford, who died on De-

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of

Wills on or before the 28th day of

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

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

(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

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

provided by law, is unenforceable

thereafter. Claim forms may be ob-

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 136103

(2-6,2-13,2-20)

other delivery of the notice.

DARRELL FORD

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

148895

Prince George's County

cember 31, 2024 without a will.

IN THE ESTATE OF

tative or the attorney

the following dates:

July, 2025.

SHIRLEY ANN FORD

**LEGALS** 

SHARON BARTEE Plaintiff,

ORDER OF PUBLICATION

MARC SMOOT JR., et al. Defendants.

#### In the Circuit Court of Maryland for Prince George's County Case No.: C-16-CV-24-002866

This is a claim for personal injuries arising from an automobile accident occurring on July 22, 2022, between Plaintiff, Sharon Bartee and Defendants, Marc Smoot and Geico. On July 22, 2022, Plaintiff was walking out of the Dash-in Convenience Store located at 7505 Old Branch Avenue, Clinton, Maryland back to her gas pump, when Defendant Marc Smoot Jr. was negligently operating his vehicle and struck the Plaintiff. The Plaintiff has attempted to serve Defendant Smoot on multiple occasions; however, all attempts were unsucessfull, prompting the Plain-tiff to request service by alternative

On October 17, 2024, the Plaintiff's Motion for Alternative Service was **GRANTED**, and it was further ordered that service will be effectuates

by posting and by publication in a local newspaper.
On January 15, 2025, the Plaintiff's Line to Issue Service in the Prince George's Post was GRANTED; and it was further ordered that the Control of the Prince George's Post was GRANTED; and the property of the Prince George's Post was GRANTED; and the property of the Prince George's Post was GRANTED; and the Post was GRANTED; a it was further ordered that the Clerk Court shall post this Notice and/or the Summons in the Prince George's Post, made out to Defendant Mark Smoot, Jr., at his last known address of 12402 Studee Drive, Upper Marlboro, Maryland 20772 on this 31st day of January,

WHEREFORE, for the foregoing reasons, it is this 31st day of January, 2025, by the Circuit Court of Prince George's County, Maryland, that this Notice has been posted in the Prince George's Post until February 16, 2025 and mailed the Notice to the Defendant's last known address. Defendants have thirty days from the last date of posting to respond or a default judgement may be entered.

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

148903 (2-6,2-13,2-20)

#### **COUNTY COUNCIL HEARINGS**

**LEGALS** 

**COUNTY COUNCIL OF** PRINCE GEORGE'S COUNTY, MARYLAND **NOTICE OF PUBLIC HEARINGS** 

**TUESDAY, FEBRUARY 18, 2025** COUNCIL HEARING ROOM WAYNE K. CURRY ADMINISTRATION BUILDING 1301 MCCORMICK DRIVE LARGO, MARYLAND https://pgccouncil.us/LIVE

Notice is hereby given that on Tuesday, February 18, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

#### **COUNCIL RESOLUTION:**

CR-005-2025 (DR-2) A RESOLUTION CONCERNING THE LOCAL IMPACT GRANT FUNDS MULTIYEAR PLAN for the purpose of transmitting the Local Impact Grant Funds Multiyear Plan to the County Council for review and approval.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <a href="https://pgccouncil.us/Speak">https://pgccouncil.us/Speak</a>. For those unable to use the portal, comments/written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178. Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: https://pgccouncil.us/LIVE.

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

ATTEST:

Donna J. Brown Clerk of the Council

148899 (2-6,2-13)

#### **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

**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 DEFEN-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 AS A NIST THE HIM HER CEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test: Mahasin El Amin, Clerk

(1-30,2-6,2-13) <u>148872</u>

#### **ORDER OF PUBLICATION**

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

Plaintiff,

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

Baltimore, MD 21202

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

and

Prince George's County Department of Finance S/Ō 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 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 Princ 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 (1-23,1-30,2-6)148808

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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

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

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

**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** 

**3124 LAUREL AVENUE** 

CHEVERLY, MD 20785

By authority contained in a Deed of Trust dated April 6, 2016 and

recorded in Liber 38113, Folio 643, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,000.00, 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 com-

plex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that

FEBRUARY 25, 2025 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the afore-

Terms of Sale: The property will be sold "as is" subject to any condi-

tions, restrictions, easements and agreements of record affecting same

with no warranty of any kind. A deposit of \$25,000.00 by certified funds

only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court,

with interest at the note rate from date of sale to settlement. If settle-

ment is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot

benefit payments, ground rent, or condo/HOA assessments, not other-

wise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation

taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who

agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any

paper filed in connection with such motion, and agrees to accept service

of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer

determines that the sale should not have occurred, the sale shall be null

and void, and purchaser's sole remedy shall be the return of deposit

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

Substitute Trustees

Tidewater Auctions, LLC

(410) 825-2900

www.tidewaterauctions.com

said Deed of Trust. The property is improved by a dwelling.

court sits], on

#### **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**

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, 2020, at Liber No. 42992, a 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

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

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

148847

#### **LEGALS**

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

#### 3306 HUNTLEY SOUARE DRIVE UNIT T1 **TEMPLE ĤILLS, MD 20748**

By authority contained in a Deed of Trust dated June 30, 2022 and recorded in Liber 47921, Folio 559, among the Land Records of Prince George's County, Maryland, with an original principal balance of an interest rate of 7 9900 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 25, 2025 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$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 posses

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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#### 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 also shall account time provided to shall do not a the the gency, sale shall occur at time previously scheduled, on next day that

#### 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 posses of the property.

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

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

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

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

#### **LEGALS**

148848

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

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

**4301 19TH AVENUE TEMPLE HILLS, MD 20748** 

By authority contained in a Deed of Trust dated March 17, 2009 and recorded in Liber 30502, Folio 2, modified by Loan Modification Agreement recorded on September 4, 2020, at Liber No. 44062, Folio 92, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$176,250.00, 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 25, 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

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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(2-6,2-13,2-20)

(2-6,2-13,2-20)

148883

(2-6,2-13,2-20)

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