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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: 1/23/2025.

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

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

2000	CADILLAC	ESCALADE		1GYEK63R7YR226681
2003	LEXUS	RX300		JTJHF10U430299522
2004	MERCURY	MOUNTAINEER	VA	UWC5659 4M2ZU86W74ZJ00209
2016	TRAILER	TRAILER		5JW1U121XG1125137
1998	BMW	740I		WBAGF8326WDL50370
2007	MAZDA	6	VA	69608E 1YVHP80D975M18628
2004	MERCEDES-BENZ	C240	DC	JF7779 WDBRF81J04F504299
2013	HONDA	ACCORD		1HGCR2F32DA017559

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

1998	FORD	RANGER		1FTYR14CXWPA67756
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METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735
301-568-4400

2010	SUBARU	OUTBACK		4S4BRCDC0A3348431
2006	SUZUKI	VITARA	DC	JL3066 JS3TD947164103895
2003	LEXUS	RX		JTKDE177860065529
2003	TOYOTA	COROLLA	VA	TGR6507 1NXBR32E43Z125682
1999	BUICK	LE SABRE	VA	TWL8999 1G4HP52K2XH422885
2009	DODGE	CALIBER	VA	10713X 1B3HB28C29D151565
2003	LEXUS	ES300	VA	TKE8022 JTHBF30G030111849
1987	CHEVROLET	CORVETTE	DC	FD9046 1G1YY2182H5109983
2007	TOYOTA	CAMRY		JTNBE46K473069613
1994	ACURA	LEGEND	MD	FPK863 JH4KA7659RC010778
2000	LEXUS	GS300		JT8BD68S8Y0098923
2007	LINCOLN	TOWN CAR	VA	TRF7058 1LNHM81W67Y635952
2008	CHRYSLER	TOWN & COUNTRY		2A8HR44H98R618668
2007	TOYOTA	HIGHLANDER	MD	7FB7676 JTEHP21A270200496
2010	BUICK	ENCLAVE		5GALRCED8AJ175786
2004	CHEVROLET	AVALANCHE	MD	7AT5470 3GNEK12T54G179206
2005	FORD	F350		1FDWX31P55EB33152
2014	NISSAN	MAXIMA		1N4AA5AP5EC479649

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

1993	TOYOTA	TACOMA		JT4VD20C6P0007495
1997	FORD	F-150	MD	9BA2680 1FTDX18W8VND08930

148755 (1-9)

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LEGALS

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

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

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

You must reclaim these vehicles by: 1/23/2024.

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

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

2014	NISSAN	SENTRA	MD	A383176 3N1AB7AP9EL673496
2003	CHEVROLET	PICKUP	MD	3Z5280 2GCEK19V931399603
2013	FORD	ESCAPE	MD	T2311098 1FMCU9GX3DUD86934

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

2015	TOYOTA	COROLLA	MD	8D50950 2T1BURHE7FC480201
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CHARLEY’S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 207850
301-773-7670

2013	INTERNATIONAL	PROSTAR	NC	NV3064 3HSDJSJR0DN152811
		LF687		

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

2023	HYUNDAI	ELANTRA	MD	8FL7976 KMHLR4AF0PU593001
1998	TOYOTA	CAMRY	DC	GG0942 JT2BF22K8W0134693
2004	SUBARU	OUTBACK	VA	TMW5440 4S3BH675047635738
2006	AUDI	S4	MD	A401737 WUAGL78E56A700083

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

2019	FORD	FUSION	DC	GH6599 3FA6P0LU4KR220609
2008	SCION	XB	VA	TLZ4522 JTLKE50E181005494

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

2010	HONDA	ACCORD	MD	89201CL 1HGCP2F31AA150783
2005	FORD	EXPLORER	MD	1FF3862 1FMZU75W95ZA11921
2007	HYUNDAI	SONATA	DC	JD7053 5NPE34AF1HH483472
2016	NISSAN	SENTRA	MD	1DY3852 3N1AB7APXGY267040

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

2018	KIA	OPTIMA	MD	9FG2710 5XXGU4L39JG217241
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148756 (1-9)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANITA YOLANDA BUSH

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

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

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

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

Estate No. 132201

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

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH RANDOLPH WHETSTINE

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

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

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

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

Estate No. 131767

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

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SARAH P. MOORE

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

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

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

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

Estate No. 132948

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

LEGALS

ORDER OF PUBLICATION
BY POSTING

RAYMANI RHODES
VS.
JOSHUA ROSSER

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

ORDERED, ON THIS 20th day of December, 2024, by the Circuit Court for Prince George's County MD:

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

ORDERED, that the Plaintiff may serve process to the Defendant, Joshua Rosser, 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 19th day of January, 2025, and it is further;

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

ORDERED, THAT THE DEFENDANT, JOSHUA ROSSER, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 18th day of FEBRUARY, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS

ORDER OF PUBLICATION
BY POSTING

ALBA FUNES GUARDADO
VS.
MARVIN FLORES RAMOS

In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-FM-24-006255

ORDERED, ON THIS 18th day of December, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Marvin Antonio Flores Ramos is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS and PLAINTIFF'S MOTION FOR FACTUAL FINDINGS REGARDING SPECIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant stating that the Defendant's last known address is: El Progreso, Yoro, Honduras, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, **MARVIN FLORES RAMOS**, in accordance with Maryland Rule 2-121(c) as follows:

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

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

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

ORDERED, THAT THE DEFENDANT, MARVIN ANTONIO FLORES RAMOS, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 16th day of FEBRUARY, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

148690 (12-26,1-2,1-9)

LEGALS

ORDER OF PUBLICATION
BY POSTING

JERRELL LEWIS
VS.
KATREADA HOLLOWAY

In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-FM-24-007355

ORDERED, ON THIS 20th day of December, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Katreada Holloway is hereby notified that the Plaintiff, has filed a FOR ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of IRRECONCILABLE DIFFERENCES and SIX-MONTH SEPARATION and stating that the Defendant's last known address is: 2809 TROTTER PARK LANE, GLENARDEN, MD 20706, and therefore it is;

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

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

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

ORDERED, THAT THE DEFENDANT, KATREADA HOLLOWAY, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 18th day of February, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

148704 (1-2,1-9,1-16)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LYNN PITTMON

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of June, 2025.

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

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

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

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

LYNN P PITTMON
Personal Representative

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

Estate No. 135780

148710 (1-2,1-9,1-16)

KEVIN S ESSEX
Personal Representative

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

Estate No. 135761

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

LEGALS

NOTICE OF PUBLIC HEARING

The TOWN OF CAPITOL HEIGHTS, MARYLAND
(Tax Exempt Lands, Located Generally East of the
Present Municipal Boundaries of the Town of Capitol Heights)

NOTICE is hereby given by the Mayor and Council of the Town of Capitol Heights, Maryland that on December 9, 2024 Annexation Resolution No. 2024-01 (the "Resolution"), known as the 2024 Extension was introduced and read at a regular/special meeting of the Council of the Town of Capitol Heights (the "Town Council") proposing and recommending that the boundaries of the Town of Capitol Heights be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

CERTAIN TAX-EXEMPT REAL PROPERTIES LOCATED GENERALLY EAST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF CAPITOL HEIGHTS INCLUDING CERTAIN SEGMENTS OF PUBLIC RIGHT OF WAYS AND APPROXIMATELY 30 PARCELS OF TAX-EXEMPT LAND INCLUDING PARCELS ALONG OR NEAR ROLLINS AVENUE AND ADDISON ROAD AND IN THE GENERAL VICINITY OF SUITLAND-DISTRICT HEIGHTS PARK AND PARCELS ALONG OR NEAR WALKER MILL ROAD AND KAREN BOULEVARD EXTENDING EAST ALONG WALKER MILL ROAD TO AN AREA NEAR OR COMMONLY KNOWN AS THE CONCORD HISTORIC SITE AND THE WALKER MILL REGIONAL PARK AND CERTAIN HIGHWAY SEGMENTS EXTENDING TO AND GENERALLY NORTH, EAST AND SOUTH OF EXIT 13 OF THE CAPITAL BELTWAY (I-95/I-495) AND ALONG DARCY ROAD TO AN AREA OF PARCELS SITUATED NEAR THE PATUXENT RIVER (WESTERN BRANCH) TRIBUTARY KNOWN AS THE RITCHIE BRANCH INCLUDING THE AREA NEAR AND COMPRISING THE COUNTY HIGHWAY MAINTENANCE FACILITY (DPW&T) SITUATED ALONG DARCY ROAD CONTAINING A TOTAL OF 872 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED IN THE ANNEXATION PLAN AND ANNEXATION RESOLUTION 01-2024.

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

**Monday, February 10, 2025
at or about 7:00 o'clock P.M.
at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743**

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

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to municipal tax on real property.

2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.

3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the "Maryland Code"), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about December 19, 2024.

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, et seq. of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the map entitled a "Map of the 2024 Extension of the Town of Capitol Heights dated October 2024" prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is referenced and attached to said Resolution, and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Capitol Heights municipal building located at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743 during regular office hours. Please consult all items or exhibits referenced and/or incorporated herein for an accurate and more detailed description of the Annexation Property.

By Authority of:
The Honorable Linda Monroe, Mayor, The Town of Capitol Heights, Maryland

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

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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

2015 PALMER PARK ROAD

HYATTSVILLE A/K/A LANDOVER, MD 20785

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

JANUARY 14, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$7,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Substitute Trustees

Tidewater Auctions, LLC

(410) 825-2900

www.tidewaterauctions.com

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

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

13317 10TH STREET

BOWIE, MD 20715

By authority contained in a Deed of Trust dated April 25, 2007 and recorded in Liber 27805, Folio 207, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$301,600.00, and an interest rate of 4.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 14, 2025 AT 11:30 AM

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

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

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

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

Substitute Trustees

Tidewater Auctions, LLC

(410) 825-2900

www.tidewaterauctions.com

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

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

1099 WINTERSON ROAD,SUITE 301

LINTHICUM HEIGHTS, MD 21090

www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

5521 HELMONT DRIVE

OXON HILL, MD 20745

By authority contained in a Deed of Trust dated August 18, 2008 and recorded in Liber 29961, Folio 033, modified by Loan Modification Agreement recorded on May 6, 2014, at Liber No. 35965, Folio 345, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$219,240.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 28, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$26,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Substitute Trustees

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

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LINTHICUM HEIGHTS, MD 21090

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

9401 DANIA COURT

FORT WASHINGTON, MD 20744

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

JANUARY 14, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the afore-said 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 \$31,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

LEGALS

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www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

9017 50TH PLACE

COLLEGE PARK, MD 20740

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

JANUARY 21, 2025 AT 11:30 AM

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

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

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

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

Substitute Trustees

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148699(1-2,1-9,1-16)

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

6912 40TH AVENUE

UNIVERSITY PARK, MD 20782

By authority contained in a Deed of Trust dated March 9, 2005 and recorded in Liber 22122, Folio 445, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$358,400.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 28, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$35,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

Substitute Trustees

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

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7021 Columbia Gateway Drive,
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Columbia MD 21046
301-575-0377

Stephanie L Royal
9841 Washingtonian Blvd
Suite 200
Gaithersburg, MD 20878
301-275-9973

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH ANDERSON STEWART

Notice is given that Raymond S. Warren, whose address is 9752 Twincrest Drive, St. Louis, MO, 63126, was on December 30, 2024 appointed Personal Representative of the estate of Hoover F. Warren who died on May 5, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 30th day of June, 2025.

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

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

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

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

RAYMOND S. WARREN
Personal Representative

KELIA STEWART
Personal Representative

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY CATHERINE PADUDA

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN A JACKSON

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

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

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

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

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

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

PATRICIA A. FARMER
Personal Representative

JET’AIME M JACKSON SR
Personal Representative

THIS COULD BE YOUR AD!

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bboice@pgpost.com

301-627-0900

for a quote.

LEGALS

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

Alyssa C Schlafstein, Esq
7310 Ritchie Hwy, Suite 704
Glen Burnie, MD 21061
410-766-4044

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLYDE CUNNINGHAM

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOUISE PHELPS

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

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 21st day of May, 2025.

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

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

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

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

TAMARA CUNNINGHAM-MYERS
Personal Representative

LOUISE PHELPS
Personal Representative

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 26, 2005, a certain Deed of Trust was executed by Charles A. Myers as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and B George Ballman as Trustee(s), and was recorded on January 24, 2006, in Book 24107, Page 1 in the Office of the Land Records for Prince George’s County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated August 11, 2017, and recorded on August 17, 2017, in Book 39901, Page 308, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 14, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of November 12, 2024 is \$414,074.46; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on January 28, 2025 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 2508 Saint Clair Drive, Temple Hills, MD 20748

Tax ID: 06-0575266

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

The Secretary of Housing and Urban Development will bid \$414,074.46.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$42,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$42,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative,

LEGALS

offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

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

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

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

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

Date: December 10, 2024

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

EXHIBIT A

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

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

PARCEL NUMBER: 0575266

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

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

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(410) 825-2900
www.tidewaterauctions.com

148718 (1-9,1-16,1-23)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANGELA L HERRON

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNIE MAE KELLY

Notice is given that William Foster Jr, whose address is 17302 Will Ct, Accokeek, MD 20607, was on December 16, 2024 appointed Personal Representative of the estate of Angela L Herron 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 16th day of June, 2025.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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 FOSTER JR
Personal Representative

JAMES WALKER MORAN JR
Personal Representative

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LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 3, 2010, a certain Deed of Trust was executed by Jean Monroe, a/k/a Jean A. Monroe, and William Monroe, a/k/a William R. Monroe as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and John Burson, Esq. as Trustee(s), and was recorded on August 16, 2010, in Book 31938, Page 479 in the Office of the Land Records for Prince George’s County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated October 22, 2018, and recorded on October 23, 2018, in Book 41432, Page 459, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 9, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of November 12, 2024 is \$751,827.18; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on January 21, 2025 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 15305 Glastonbury Way, Upper Marlboro, MD 20774

Tax ID: 03-3650264

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

The Secretary of Housing and Urban Development will bid \$751,827.18.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$75,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$75,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

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

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

Date: December 4, 2024

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

Exhibit A

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

LEGALS

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

148698 (1-2,1-9,1-16)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 22, 2009, a certain Deed of Trust was executed by Catherine Jones as Grantor(s) in favor of New Day Financial, LLC as Beneficiary, and Premium Title Escrow, LLC as Trustee(s), and was recorded on December 28, 2009, in Book 31288, Page 524 in the Office of the Land Records for Prince George’s County, Maryland; and

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

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

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

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

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

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

See attached Exhibit A

Commonly known as: 9108 Ridgewood Drive, Fort Washington, MD 20744

Tax ID: 09-0936567

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

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

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

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

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

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to 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: November 26, 2024

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

LEGALS

possession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

EXHIBIT “A”
LEGAL DESCRIPTION

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

ALL THAT LOT OF GROUND SITUATE IN THE, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY:

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

PROPERTY ADDRESS: 9108 RIDGEWOOD DRIVE, FORT WASHINGTON, MD 20744.

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

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

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

148667 (12-26,1-2,1-9)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

11605 WHITTIER ROAD
BOWIE, MD 20721

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

JANUARY 14, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$14,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148669 (12-26,1-2,1-9)

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

Alfred J. Szczerbicki, esq, Personal
Representative for the Estate of
Iona M. Hardesty

AND

Patricia A. Lowe

7011 Old Chapel Drive
Bowie, MD 20715

v.
Divya Verma

AND

Lolita Verma

3306 Waterford Mill Road
Bowie, MD 20721

Defendants

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

Notice is hereby given this 18th day of December, 2024, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of January 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 20th day of January, 2025.

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

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

LEGALS

NOTICE

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

v.
Divya Verma

AND

Lolita Verma

3306 Waterford Mill Road
Bowie, MD 20721

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

Notice is hereby given this 19th day of December, 2024, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of January 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 20th day of January, 2025.

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

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

LEGALS

City of New Carrollton Charter Amendment Resolution No. 25-08

Notice is hereby given by the City of New Carrollton City Council that it adopted Charter Amendment Resolution No. 25-08 (“Qualifications and Registration of Voters 25-08”) on December 18, 2024. The title of Qualifications and Registration of Voters 25-08, which follows, constitutes a fair summary of the amendments to the City Charter contained in Qualifications and Registration of Voters 25-08:

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON, MARYLAND AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-6 "QUALIFICATIONS AND REGISTRATION OF VOTERS" TO MODIFY THE PROVISIONS FOR THE QUALIFICATIONS TO BECOME A REGISTERED VOTER OF THE CITY ELIGIBLE TO VOTE IN MUNICIPAL ELECTIONS AND TO PERMIT REGISTRATION ON THE DAY OF A MUNICIPAL ELECTION WITH EVIDENCE SUBMITTED TO PROVE RESIDENCY IN THE CITY.

Same-Day Registration: The amendment introduces the option for residents to register to vote on Election Day, eliminating barriers that might prevent timely registration and increasing overall voter participation.

Expanded Eligibility: The amendment broadens voter eligibility to include non-citizen residents, provided they meet specific residency requirements. To qualify, a resident must live in New Carrollton for at least 30 days and must not claim voting rights in any other jurisdiction.

Documentation Requirements: The legislation outlines the documentation needed to verify eligibility for voter registration. Residents must provide two forms of proof: one to confirm their identity and one to verify their residency within New Carrollton. The first form of proof can include a foreign passport, consular identification card, U.S. driver’s license, state identification card, or an international driver’s license. The second form of proof must show a New Carrollton address and can include a variety of documents, such as:

- A government-issued mail or benefits statement (federal, state, or local) postmarked within 30 days of registration,
- A bank statement, utility statement, or residential lease agreement within 30 days,
- A title to a home, unexpired Maryland motor vehicle registration, credit card statement, telephone or cell phone bill, mortgage statement, property tax bill, medical bill, residential service contract, or sales tax/business license.

Qualifications and Registration of Voters 25-08 will become effective on Thursday, February 6, 2025, subject to the provisions of Division II, Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendment to referendum on or before Monday, January 27, 2025. The Resolution shall be posted and available for inspection through Monday, January 27, 2025, at the City of New Carrollton Municipal Center, which is located at 6016 Princess Garden Parkway, New Carrollton, Maryland 20784.

Additionally, to obtain City of New Carrollton Charter Amendment Resolution No. 25-08 in its entirety, contact Ashli Pressey, City Clerk at (301) 459-6100 or by email at clerk@newcarrolltonmd.gov.

148721 (1-9)

LEGALS



NOTICE OF PUBLIC HEARINGS

WSSC WATER WILL HOLD PUBLIC HEARINGS ON FY 2026 PRELIMINARY PROPOSED BUDGET

We want to hear from you. The Washington Suburban Sanitary Commission (WSSC Water) will hold two public hearings to receive comments on our \$1.8 billion preliminary proposed Fiscal Year (FY) 2026 operating and capital budget. This budget details the projects and initiatives we plan to undertake that will enable us to deliver safe, seamless and satisfying water services to our neighbors in Montgomery and Prince George’s counties. The hearing dates and times are as follows:

Montgomery County
Wednesday, January 29, 2025, at 7 p.m.
Stella B. Werner Office Building
3rd Floor Hearing Room
100 Maryland Avenue
Rockville, MD 20850

Prince George’s County
Tuesday, February 4, 2025, at 7 p.m.
Wayne K. Curry Administration Building
1st Floor Hearing Room
1301 McCormick Drive
Largo, MD 20774

These are planned as in-person meetings with an option to view via livestream. Visit wsscwater.com/fin for instructions on how to view the hearings virtually and for any changes.

Please contact WSSC Water as soon as possible at 301-206-8100 if your attendance at any of these hearings will require an accommodation under Title II of the Americans with Disabilities Act.

The formal budget document will be available on January 15, 2025, at wsscwater.com/budget. Can’t make the hearings? You may submit written comments to BudgetGroup@wsscwater.com, or mail them to Budget Division Manager, WSSC Water, 14501 Sweitzer Lane, Laurel, MD 20707 by February 14, 2025. The proposed budget must be submitted to the Prince George’s and Montgomery County Councils by March 1, 2025.

148738 (1-9)

LEGALS

NOTION OF PUBLIC HEARING

The Incorporated City of District Heights, Maryland will hold a public hearing to consider DH-2024-12 authorizing the enactment of section 17-18 of the Municipal code for the City of District Heights, Maryland; providing for the repeal of certain ordinances not included therein; providing a penalty for the violation thereof; providing for the enactment of such code; and providing when such code and this ordinance shall become effective.

PLACE OF MEETING: District Heights Municipal Building

TIME: 7:00 PM

DATE: January 14, 2025

WRITTEN PUBLIC COMMENTS MAY BE SUBMITTED TO: [The City of District Heights] AT (Address) 2000 Marbury Drive. District Heights, Maryland 20747.

148736 (1-9)

NOTION OF PUBLIC HEARING

The Incorporated City of District Heights, Maryland will hold a public hearing to consider Ordinance NO.DH 2020-02 amending title 2020 series A Bond in an aggregate principal amount not to exceed \$2,200,000 of public debt ("the Bonds") issued under the State of Maryland’s Local Government Infrastructure Financing Program, pursuant to the authority of Sections 4-101 through 4-255 of the Housing and Community Development Article of the Refinance costs associated with Capital Improvement projects at 2000 Marbury Drive, (ii) to fund reserves and (iii) to fund reserve and (iii) to pay the costs of issuance of the Bonds.

PLACE OF MEETING: Municipal Center

TIME: 7:00 PM

DATE: January 14, 2025

WRITTEN PUBLIC COMMENTS MAY BE SUBMITTED TO: [THE CLERK] AT (Address) 2000 Marbury Drive, District Heights, Maryland 20747.

148737 (1-9)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,
v.

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

and

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

and

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

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George’s County, known as 320 Second Street, Laurel, MD 20707, and described as Legal Description TAL-BOTT ESTS W220 FT LT6 EQ 28022&PT LT 5 EQ412SF L2317F151 Being known as District 10 Account Number 1050350 on the Tax Roll of the Collector of Taxes.

Defendants

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

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

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description TALBOTT ESTS W220 FT LT6 EQ 28022&PT LT 5 EQ412SF L2317F151, District 10 Account Number 1050350 Known as 320 Second Street, Laurel, MD 20707.

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

It is thereupon this 30th day of December, 2024, by the Circuit Court for Prince George’s County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 25th day of February, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148728 (1-9,1-16,1-23)

LEGALS

NOTICE

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

Plaintiffs
vs.

Peggy Mae Castle

Defendant

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**

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

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

The report states the amount of sale to be \$523,000.00.

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

148720 (1-9,1-16,1-23)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
INGRID BOONE

Notice is given that Taylor N Boone, whose address is 5818 Carlyle St, Cheverly, MD 20785-2927, was on November 19, 2024 appointed Personal Representative of the estate of Ingrid Boone, who died on September 3, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 19th day of May, 2025.

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

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

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

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

TAYLOR N BOONE
Personal Representative

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

Estate No. 135192
148749 (1-9,1-16,1-23)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,
v.

Lighthouse Apostolic Church International Ministries Inc.

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

Lewis W Russell

Lela Constance Russell

William L Walde

Defendants

**3413 DUNNINGTON RD,
BELTSVILLE, MD 20705**

and

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

and

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

3413 DUNNINGTON RD,
BELTSVILLE, MD 20705, District 01,
described as follows:

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

and assessed to LIGHTHOUSE APOSTOLIC CHURCH.

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

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

3413 DUNNINGTON RD,
BELTSVILLE, MD 20705 in Prince George’s County, Maryland, described as:

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

and assessed to LIGHTHOUSE APOSTOLIC CHURCH

(the "Property").

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

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,
v.

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

and

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

and

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

and

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

and

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

and

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

and

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

Defendants

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

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

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

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

It is thereupon this 30th day of December, 2024, by the Circuit Court for Prince George’s County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 25th day of February, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

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

THE
PRINCE
GEORGE’S
POST
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301-627-0900
Fax
301-627-6260
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for Prince George’s County, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 25th day of February, 2025, and redeem the Property and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148723 (1-9,1-16,1-23)

THIS COULD BE
YOUR AD!
Call
301-627-0900

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,
v.

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

Defendants

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

and

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

and

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

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

UNIT 3821 T 1

and assessed to ALLEN CARL V.

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

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

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

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

and assessed to ALLEN CARL V

(the "Property").

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

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

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

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

LEGALS

LM File No.: 3412-00001

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

ORDER OF PUBLICATION

Medical Estate LLC,

vs. Plaintiff,

Truist Bank, successor by merger to SunTrust Bank; Mortgage Electronic Registration Systems, Inc; Jackie Miller, Trustee; Prince George’s County, Maryland; any and all unknown owners of the property and premises situate in Prince George’s County, Maryland, described as N Two Thirds O F Outlot B 10,609.0000 Sq.Ft. Hillcrest Heights Blk C Assmt \$2,100 Lib 26817 Fl 343 and being identified on the Tax Roll as Parcel ID: 06-0531590, and which may be known as Vacant lot on 26th Ave., Temple Hills, MD 20748, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George’s County, Maryland, described as N Two Thirds O F Outlot B 10,609.0000 Sq.Ft. Hillcrest Heights Blk C Assmt \$2,100 Lib 26817 Fl 343 and being identified on the Tax Roll as Parcel ID: 06-0531590, and which may be known as Vacant lot on 26th Ave., Temple Hills, MD 20748, Defendants.

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-24-006193
(TAX SALE)

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

described as N Two Thirds O F Outlot B 10,609.0000 Sq.Ft. Hillcrest Heights Blk C Assmt \$2,100 Lib 26817 Fl 343 and being identified on the Tax Roll as Parcel ID: 06-0531590, and which may be known as Vacant lot on 26th Ave., Temple Hills, MD 20748.

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 24th day of January, 2025, warning all persons interested in the property to appear in this Court by the 4th day of March, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

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

ORDER OF PUBLICATION
BY POSTING

SEBEKE JEFFERSON
VS.
SUZIANE JEFFERSON

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

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

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

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

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

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

ORDERED, THAT THE DEFENDANT, SUZIANE JEFFERSON, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 3RD DAY OF MARCH, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
148719 (1-9,1-16,1-23)

LM File No.: 1751-00107

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

ORDER OF PUBLICATION

Insight Real Estate, LLC,

vs. Plaintiff,

Mission Christiana Jesuscristo El Rey, a Maryland corporation; Prince George’s County, Maryland; any and all unknown owners of the property and premises situate in Prince George’s County, Maryland, described as Flag Bottom 6.6200 Acres. Assmt \$245,533 Map 008 Grid F3 Par 030 Lib 34300 Fl 360 and being identified on the Tax Roll as Parcel ID: 01-0069575, and which may be known as Vacant lot on Old Gunpowder Rd., Beltsville, MD 20705, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George’s County, Maryland, described as Flag Bottom 6.6200 Acres. Assmt \$245,533 Map 008 Grid F3 Par 030 Lib 34300 Fl 360 and being identified on the Tax Roll as Parcel ID: 01-0069575, and which may be known as Vacant lot on Old Gunpowder Rd., Beltsville, MD 20705, Defendants.

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-24-006157
(TAX SALE)

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

described as Flag Bottom 6.6200 Acres. Assmt \$245,533 Map 008 Grid F3 Par 030 Lib 34300 Fl 360 and being identified on the Tax Roll as Parcel ID: 01-0069575, and which may be known as Vacant lot on Old Gunpowder Rd., Beltsville, MD 20705.

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 24th day of January, 2025, warning all persons interested in the property to appear in this Court by the 4th day of March, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

148743 (1-9,1-16,1-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARK LEON PROCTOR

Notice is given that Andraya Proctor, whose address is 4610 Blaine St NE, Washington, DC 20019-4625, was on January 2, 2025 appointed personal representative of the small estate of Mark Leon Proctor, who died on June 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’s 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.

ANDRAYA 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. 134937
148746 (1-9)

LEGALS

LM File No.: 1751-00106

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

ORDER OF PUBLICATION

Insight Real Estate, LLC,

vs. Plaintiff,

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

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

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

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

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 24th day of January, 2025, warning all persons interested in the property to appear in this Court by the 4th day of March, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GWENDOLYN EILEEN NEWMAN

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

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

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

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

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

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

TALICHA M BLAKE
Personal Representative

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

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

PRINCE GEORGE’S COUNTY
GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

NOTICE OF
PUBLIC HEARING

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

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

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

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

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
January 3, 2025

148752 (1-9,1-16)

PRINCE GEORGE’S COUNTY
GOVERNMENT

Board of License
Commissioners

(Liquor Control Board)

REGULAR SESSION

JANUARY 28, 2025

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

TRANSFER

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

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

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

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

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

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

NEW – CLASS B, BEER, WINE
AND LIQUOR

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

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

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

Ramoun Peterkin, Managing

LEGALS

NOTICE

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

v.

Shirvanie Nanan
12707 Duckettown Road
Laurel, MD 20708
Defendant

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

Notice is hereby given this 17th day of December, 2024, by the 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 17th day of January 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 17th day of January, 2025.

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

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

148675 (12-26,1-2,1-9)



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

YEAR	MAKE	MODEL	VIN
2011	Dodge	Avenger	1B3BD4FB7BN523519
2009	Chevy	Tahoe	1GNEC03049R239740
2017	Kia	Optima	5XXGV4L23hg138002
2015	Nissan	Altima	1N4AL3AP3FC296654
2020	Mazda	CX30	3MVDMBDLXLM109586
2003	Toyota	4Runner	JTEZT14R930004982
2010	Chevy	Cobalt	1G1AF5F52A7192476
2004	Ford	E350	1FTSE34LX4HA51500
2012	Honda	Pilot	5FNZF4H55C8008030
2010	Ford	Fusion	3FAHP0HA0AR197075
2011	Honda	Crosstour	5J6TF2H54BL005298
2003	Mazda	Tribute	4F2CZ06143KM11462
2009	Chrysler	Town& Country	2A8HR54139R613363
2013	Toyota	Camry	4T4BF1FK3DR285105
2002	GMC	Envoy	1GKDT13S122451753
2006	Mercedes-Benz	E350	WDBUF87JX6X181880
2007	Nissan	Altima	1N4AL21E87N475027
2000	Mercury	Cougar	1ZWFT61L2Y5636973
2009	Nissan	Maxima	1N4AA51E69C819430
2004	Buick	Century	2G4WS52J541331525
2012	Nissan	Altima	1N4AL2AP8CN426485
2014	Chrysler	300	2C3CCABT9EH105662
2005	Mercedes	CLK	WDBTK75J95F147048
2007	Lincoln	Navigator	5LMFU28537J08690
2005	Dodge	Caravan	2D8GP44L45R162704

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