

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARING

TUESDAY, FEBRUARY 27, 2018
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

11:30 A.M.

Notice is hereby given that on Tuesday, February 27, 2018, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-3-2018 - A RESOLUTION CONCERNING THE 2008 WATER AND SEWER PLAN (AUGUST 2017 CYCLE OF AMENDMENTS) FOR THE PURPOSE OF CHANGING THE WATER AND SEWER CATEGORY DESIGNATIONS OF PROPERTIES WITHIN THE 2008 WATER AND SEWER PLAN.

| Basin and Number | Approximate Location | Zoning Acres | Existing Category | Requested Category |
|---|--|--------------|-------------------|--------------------|
| Mattawoman | | | | |
| 17/M-01 | Existing 2,000 SF office and existing 4,000 SF warehouse. | 7.15 C-M | 5 | 3 |
| AccoPark, Inc. District 9 | 161 A-4; Parcels 64 & 66. | | | |
| Water Withdrawal Permit | | | | |
| 17/WWP-01 | Existing 55+ active senior community; request for well usage to irrigate common areas of the property from underground water supply; disconnect from public system at designated areas. 9 E-2, Parcel N, land units A, B, C, D, E & F. | 6.50 I-3 | N/A | N/A |
| Victoria Falls Community Association District 1 | | | | |

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland, Telephone (301) 952-3600 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>.

Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Dannielle M. Glaros, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

129654 (2-15,2-22)

LEGALS

DISTRICT COURT OF MARYLAND
for Prince George's County
Located at Courthouse, Bourne Wing,
Upper Marlboro, Maryland 2072

WRIT OF SUMMONS

Defendant: REEDER, TAMEKA
Serve On : REEDER, TAMEKA
Address : 4203 SHELL ST
CAPITOL HEIGHTS, MD 20743

Date Filed: Feb12,2018
Issue Date: Feb12,2018
Case Number: 050200166942017
Complaint No.: 001
Trial Date: Apr 4, 2018
Trial Time: 08:45 am
Trial Room: 161B

You are summoned to appear for trial at the date, time and location shown above. If you intend to be present at the trial, you must file the attached Notice of Intention to Defend within fifteen days of receiving this complaint. Failure to file the Notice of Intention to Defend may result in a judgment by default or the granting of the relief sought.

MUST BE SERVED BY Mar 14, 2018

Robert Prender, Administrative Clerk I

To Private Process Server:

You are hereby commanded to serve this writ of summons and to make your return promptly if served. If you are unable to serve, you are to make your return below and return the original process to the court no later than ten days following the termination of the validity of the process.

I certify that:

_____ served a summons by delivery of the complaint and all supporting papers to _____ on date __/__/20__ at location _____

The person I left the papers with acknowledged being: (1) A resident of above listed address; (2) 18 years of age or older; (3) of suitable discretion in that relationship to the defendant is _____ and that; (4) the above listed address is the defendant's residence or usual place of abode. The facts upon which I concluded that individual served is of suitable age discretion are: _____
The cost of service is \$ _____

Description of the Defendant / Person Served : Race _____ Sex _____ Height _____ Weight _____ Age _____

_____ I was unable to serve because _____
Attempt _____ Attempt _____ Attempt _____

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information and belief and do further affirm I am a competent person over 18 years of age and not party to the case.

Print Name of Process Server _____ Complete Address of Process Server _____
Date: __/__/20__ Signature: _____
Phone No. _____

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

LUCAS A. JOHNSON, et al.

Plaintiffs

v.

TAMEKA REEDER

Defendant

ORDER

0502-0016694-2017

Upon consideration of Plaintiff's Motion for Alternative Service filed herein, and any response hereto, it is this 28 day of September, 2017, by the District Court of Maryland for Prince George's County,

ORDERED, that this Motion for Alternative Service be GRANTED; and it is further,

ORDERED, that service on the Defendant, Tamkea Reeder in the above captioned proceeding may be effected by the Plaintiff by posting a copy of the Summons and Complaint with the Prince George's County Post and by mailing a copy of the same to the Defendant's last known address via first class mail.

129669 (2-15,2-22,3-1)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

16022 EDGEVIEW TERR.
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated October 25, 2006 and recorded in Liber 26504, Folio 470 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 6, 2018 AT 11:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 313867-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM
FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

129637 (2-15,2-22,3-1)

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6519 NORTHAM RD.
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated December 8, 2005 and recorded in Liber 23748, Folio 645 among the Land Records of Prince George's County, MD, with an original principal balance of \$279,200.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 6, 2018 AT 11:24 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 313541-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM
FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

129639 (2-15,2-22,3-1)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6906 BRADFORD CT.
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated April 22, 2003 and recorded in Liber 18675, Folio 288 among the Land Records of Prince George's County, MD, with an original principal balance of \$248,405.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 6, 2018 AT 11:23 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 200995-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM
FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

129638 (2-15,2-22,3-1)

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15517 BRANDYWINE RD.
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated April 3, 2003 and recorded in Liber 17227, Folio 138 among the Land Records of Prince George's County, MD, with an original principal balance of \$121,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 6, 2018 AT 11:25 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 181141-6)

PLEASE CONSULT WWW.ALEXCOOPER.COM
FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

129640 (2-15,2-22,3-1)

LEGALS

NOTICE TO CONTRACTORS

- 1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774, for Asphalt Resurfacing and Related Roadway Improvements - 5 Contracts, Contract Number 932-H (F), will be received until March 2, 2018, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on February 5, 2018, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.
2. The proposed contract consists of one (1) Bid Package with Proposal Forms for five (5) Groups, A, B, C, D and E. The bidders are required to fill-in and submit all five (5) Proposals with their bid package to be qualified for the award of only one (1) contract out of the five (5) proposals. The estimated value of Groups A, B, C, D and E is classified with the letter designation "F", in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved for each Group are as follows:

Group A:

Table with 3 columns: Quantity, Unit, Description. Includes items like Hot Mix Asphalt SUPERPAVE 12.5 MM, Milling Hot Mix Asphalt Pavement, Residential Driveway Entrances, etc.

Group B:

Table with 3 columns: Quantity, Unit, Description. Includes items like Hot Mix Asphalt SUPERPAVE 12.5 MM, Milling Hot Mix Asphalt Pavement, Residential Driveway Entrances, etc.

Group C:

Table with 3 columns: Quantity, Unit, Description. Includes items like Hot Mix Asphalt SUPERPAVE 12.5 MM, Milling Hot Mix Asphalt Pavement, Residential Driveway Entrances, etc.

Group D:

Table with 3 columns: Quantity, Unit, Description. Includes items like Hot Mix Asphalt SUPERPAVE 12.5 MM, Milling Hot Mix Asphalt Pavement, Residential Driveway Entrances, etc.

Group E:

Table with 3 columns: Quantity, Unit, Description. Includes items like Hot Mix Asphalt SUPERPAVE 12.5 MM, Milling Hot Mix Asphalt Pavement, Residential Driveway Entrances, etc.

- 3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Asphalt Resurfacing and Related Roadway Improvements - 5 Contracts, Contract Number 932-H (F)"

- 4. A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on February 16, 2018, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

- 5. This project requires 20% MBE subcontracting and 40% of County Based Small Business participation goal.

- By Authority of -
Rushern L. Baker, III
County Executive

129537 (2-1,2-8,2-15)

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL REGULAR WORK SESSION MONDAY, FEBRUARY 5, 2018

ORDINANCE O-18-05

AN ORDINANCE concerning Amendment of Fiscal Year 2017-2018 Budget for the National Association of Police Athletic/Activities League Grant.

RESOLUTION R-18-10

A RESOLUTION concerning the Adoption of an Emergency Preparedness and Operation Plan for the City of Seat Pleasant.

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

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

129653 (2-15,2-22)

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL REGULAR WORK SESSION MONDAY, FEBRUARY 12, 2018

ORDINANCE O-18-06

AN ORDINANCE FOR the purpose of amending Chapter 18 - Ethics of the Code of the City of Seat Pleasant regarding the Ethics Commission, Conflict of Interest, Annual Financial Disclosure report for Elected Officials and Candidates for office, and Lobbying and generally relating to ethics in the City of Seat Pleasant.

ORDINANCE O-18-07

AN ORDINANCE concerning the Amendment of the 2017-2018 Budget of the City of Seat Pleasant, as enacted by Ordinance O-17-20, adopted on May 15, 2017, shall be amended for the purposes of supplementing cost center items for the remaining of the fiscal year Telephones, Utilities, Health/Dental/Vision, and IT Support. Also, to approve for the City Administrator Contingency to create an overtime cost center under the City Administrators departmental budget.

RESOLUTION R-18-11

A RESOLUTION concerning the WAIVER OF COMPETITIVE BIDDING FOR SMART OF CITY EXCELLENCE STAFF RETREAT.

RESOLUTION R-18-12

A RESOLUTION concerning the WAIVER OF COMPETITIVE BIDDING FOR SMART OF CITY EXCELLENCE STAFF APPRECIATION DAY

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

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

129670 (2-15,2-22)

LEGALS

Law Office of Cathy Braxton
300 New Jersey Avenue, NW, Suite 900
Washington, DC 20001
Telephone Number 202-476-9374

SUBSTITUTE TRUSTEE'S SALE

Trustee's Sale of valuable fee simple property improved by premises known as 6520 Joplin Street, Capitol Heights, Maryland 20743. By virtue of the power and authority contained in a Special/Limited Warranty Deed, dated January 21, 2011, and recorded among the land records of Prince George's County, Maryland, in Liber 32487 at Page 0180, in the original principal amount of \$56,500.00, on March 8, 2011. Upon default and request for sale, the undersigned trustee will offer for sale at public auction at the Court-house for the County of Prince George's, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on March 7, 2018, at 9:15 AM, all that property described in Special/Limited Warranty Deed, including but not limited to:

Being known and designated as Lots numbered Forty-Five (45) and FortySix (46), Block lettered "E", Section numbered One (1), In the subdivision known as "Carmody Hills", as per Plat recorded in Plat Book SDH-3, Plat No. 10, among the Land Records of Prince George's County, Maryland. Being in the 18th Election District of said county.

Said property is in fee simple and is improved by a dwelling and is sold "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easements, right-of-way, as may affect the same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of the sale. The balance of the purchase with interest at 15% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of the sale and thereafter assumed by purchaser. If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File Number Joplin 17-36024. Loan Type Mortgage/Security Deed. Cathy A. Braxton, Substitute Trustee,

Harvey West Auctioneer's LLC
300 E. Joppa Road-Suite 1103
"Hampton Plaza"
Baltimore, MD 21286

129667 (2-15,2-22,3-1)

LEGALS

LEGAL NOTICE

CITY OF BOWIE, MD

PUBLIC HEARING

Ordinance O-18-18 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2017 and Ending June 30, 2018, as Embodied in Ordinance O-2-17, as Amended to Reflect the Receipt of Additional Grant Funding and to Appropriate Funds for the Following Projects and Purchases: Repairs to Truck #13; Replacement of Submersible Pump and Installation of a Water Well at Church Road Park; Replacement of Well 4R at Bradford Lane; Improvements to Whitmarsh Park; Interpretive Panels for Belair Stable Museum; Improvements to the Dog Park; Senior Citizen "Green" Housing Rehab Program; Due Diligence Evaluation of the Bowie Ice Arena; American Disabilities Act (ADA) Ramp at the Bowie Playhouse; Replacement of Wier Covers and Perform Additional Repairs and Maintenance at the Wastewater Treatment Plant; Brochures for the Old Bowie Walking Tour; Special Recall Election for District 2 and a Stormwater Management Plan for Public Works Main Facility.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on January 16, 2018.

A Public Hearing is scheduled to be held at 8:00 p.m., Tuesday, February 20, 2018 in the Council Chambers at Bowie City Hall, 15901 Excalibur Road, Bowie, MD 20716. All interested residents are encouraged to attend.

Sign language interpreters and/or other accommodations for individuals with disabilities will be provided upon request to the City Clerk.

ALFRED D. LOTT
City Manager

129655 (2-15)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees, Plaintiffs

v.

Cynthia King

AND

Paul King

14615 Crescent Drive
Upper Marlboro, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-07510

Notice is hereby given this 24th day of January, 2018, 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 26th day of February, 2018, 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 26th day of February, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$124,000.00. The property sold herein is known as 14615 Crescent Drive, Upper Marlboro, MD 20772.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy--Test:
Sydney J. Harrison, Clerk
129517 (2-1,2-8,2-15)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees, Plaintiffs

vs.

LUCIA M. ADEWOLE
6401 Cosmos Court
Glenn Dale, MD 20769

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-27789

Notice is hereby given this 25th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6401 Cosmos Court, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of February, 2018. The report states the purchase price at the Foreclosure sale to be \$372,400.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD

True Copy--Test:
Sydney J. Harrison, Clerk
129522 (2-1,2-8,2-15)

LEGALS

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees, Plaintiffs

vs.

JEAN ANN WOODFORK
9118 Wallace Road
Lanham, MD 20706

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-14141

Notice is hereby given this 25th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9118 Wallace Road, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of February, 2018. The report states the purchase price at the Foreclosure sale to be \$170,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD

True Copy--Test:
Sydney J. Harrison, Clerk
129521 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

LEWIS W ESTEP
BOBBIE L ESTEP
NICHOLA GROSS
JERRY GROSS
TOWER FEDERAL CREDIT UNION
EDUCATIONAL SYSTEMS EMPLOYEES FEDERAL CREDIT UNION
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2017283, SEAT PLEASANT DISTRICT; 6,300 SQ FT & IMPS GREGORY ESTATES LOT 17 BLK A; ADDRESS 602 64TH AVE CAPITOL HEIGHTS 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-00149

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

Prince George's County, described as follows: Tax Account No 2017283, SEAT PLEASANT DISTRICT; 6,300 SQ FT & IMPS GREGORY ESTATES LOT 17 BLK A; ADDRESS 602 64TH AVE CAPITOL HEIGHTS 20743.

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

It is thereupon this 5th day of February, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 2nd day of March, 2018, warning all persons interested in the property to appear in this Court by the 10th day of April, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy--Test:
Sydney J. Harrison, Clerk
129648 (2-15,2-22,3-1)

LEGALS

NOTICE

IN THE MATTER OF:
DeKare Jayden Tyler-Waters

FOR THE CHANGE OF
NAME TO:
DeKare Jayden Tyler

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-02260

A petition has been filed to change the name of (Minor Child(ren)) DeKare Jayden Tyler-Waters to DeKare Jayden Tyler.

The latest day by which an objection to the petition may be filed is March 5, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George's County, Maryland

129657 (2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

STEVEN N CANFIELD
MARGIT R CANFIELD
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1083625, LAUREL DISTRICT; 2,400 SQ FT & IMPS LAUREL LOT 17 BLK 39; ADDRESS 365 MAIN ST LAUREL 20707.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-00150

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

Prince George's County, described as follows: Tax Account No 1083625, LAUREL DISTRICT; 2,400 SQ FT & IMPS LAUREL LOT 17 BLK 39; ADDRESS 365 MAIN ST LAUREL 20707.

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

It is thereupon this 5th day of February, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 2nd day of March, 2018, warning all persons interested in the property to appear in this Court by the 10th day of April, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy--Test:
Sydney J. Harrison, Clerk
129649 (2-15,2-22,3-1)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
CARL W. BURKHART
Estate No.: 108781

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by MICHELE DAWSON for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on March 13, 2018 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

129594 (2-8,2-15)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAESAR A LEWIS

Notice is given that Ruth V Jones, whose address is 4018 Bridle Ridge Road, Upper Marlboro, MD 20773, was on January 12, 2018 appointed Personal Representative of the estate of Caesar A Lewis, who died on October 13, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of July, 2018.

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.

RUTH V JONES
Personal Representative

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

Estate No. 108875
129535 (2-1,2-8,2-15)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

Nathaniel K. Risch,
Personal Representative for the Estate of Zinat Bahari
14237 Jib Street, Unit 32
Laurel, MD 20707

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-27813**

Notice is hereby given this 24th day of January, 2018, 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 26th day of February, 2018, 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 26th day of February, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$150,000.00. The property sold herein is known as 14237 Jib Street, Unit 32, Laurel, MD 20707.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
129516 (2-1,2-8,2-15)

NOTICE

Carrie M. Ward, et al.,
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

XAVIER EASTERLING
CONSTANCE HOWARD
9941 Boise Road
Laurel, MD 20708

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-21426**

Notice is hereby given this 19th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9941 Boise Road, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$197,200.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
129437 (2-1,2-8,2-15)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Malissia A. Holland

AND

June Hatton Barr, Esq. Guardian of the Property for Malissia A. Holland

AND

Theresa Grant Guardian of the Person of Malissia Holland

7831 Woodyard Road
Clinton, MD 20735

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-26173**

Notice is hereby given this 23rd day of January, 2018, 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 23rd day of February, 2018, 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 23rd day of February, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$242,000.00. The property sold herein is known as 7831 Woodyard Road, Clinton, MD 20735.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
129496 (2-1,2-8,2-15)

Janelle Ryan-Colbert
9450 Marlboro Pike Suite 5
Upper Marlboro, MD 20772
301-576-6200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES KENNETH KELLY

Notice is given that Regina Clay, whose address is 7525 Buchanan Street, Landover Hills, MD 20784, was on January 22, 2018 appointed Personal Representative of the estate of James Kenneth Kelly who died on September 17, 2017 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 22nd day of July, 2018.

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.

REGINA CLAY
Personal Representative

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

Estate No. 107927
129531 (2-1,2-8,2-15)

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

NOTICE

IN THE MATTER OF:
Meilin Kristine Lim

FOR THE CHANGE OF NAME TO:
Meilin Kristine Ladines-Lim

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 18-02287**

A petition has been filed to change the name of Meilin Kristine Lim to Meilin Kristine Ladines-Lim.

The latest day by which an objection to the petition may be filed is March 5, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George's County, Maryland

129662 (2-15)

LEGALS

NOTICE

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

Plaintiffs

vs.

Kimbley J. Lewis and
Jacqueline Landrum-Lewis

Defendants

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

CIVIL NO. CAEF 14-32314

ORDERED, this 24th day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15103 Green Wing Terrace, Upper Marlboro, Maryland 20774 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 26th day of February, 2018 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 26th day of February, 2018, next.

The report states the amount of sale to be \$211,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk

129498 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

511 ASHLEAF LLC
RAMONA YOUNG
DERRICK YOUNG
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 5539903, SEAT PLEASANT 18TH ELECTION DISTRICT; 5,500 SQ FT JOSEPHS MANOR LOT 22 BLK A ASSMT \$45,100 LIB 35043 FL 213; ADDRESS 513 ASHLEAF AVE CAPITOL HEIGHTS 20743.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Division
Civil Action No. CAE 17-39058**

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

Prince George's County, described as follows: Tax Account No 5539903, SEAT PLEASANT 18TH ELECTION DISTRICT; 5,500 SQ FT JOSEPHS MANOR LOT 22 BLK A ASSMT \$45,100 LIB 35043 FL 213; ADDRESS 513 ASHLEAF AVE CAPITOL HEIGHTS 20743.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129493 (2-1,2-8,2-15)

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL REGULAR WORK SESSION
TUESDAY, JANUARY 16, 2018**

CHARTER AMENDMENT RESOLUTION NO. CA-18-01

A RESOLUTION concerning A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 7 (2008 Replacement Edition and November 2015 Supplement)) for the purposes of providing that the City Clerk shall be supervised by and be under the direction and control of the City Administrator, and is accountable to the City Administrator; providing that, except as otherwise directed by the City Council through the City Administrator, or as except as required to fulfill a duty or responsibility expressly imposed upon the City Clerk by this Charter, the City Clerk shall work exclusively for the City Administrator; providing that the title of this Charter Amendment Resolution shall be deemed a fair summary and generally relating to the office of City Clerk of The City of Seat Pleasant.

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

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

129436 (1-25,2-1,2-8,2-15)

NOTICE

Carrie M. Ward, et al.,
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

ROBERT L. LOGAN
504 Birchleaf Avenue
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-05336**

Notice is hereby given this 25th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 504 Birchleaf Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$144,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
129523 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

JONATHAN M BALLARD
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0481432, SPAULDING 6TH ELECTION DISTRICT; 46.167 SQ FT & IMPS LITTLE WASHINGTON LOT 17 ASSMT \$136,234 LIB 36001 FL 078; ADDRESS 8918 SOUTH CHERRY LN UPPER MARLBORO 20774.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Division
Civil Action No. CAE 17-39059**

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

Prince George's County, described as follows: Tax Account No 0481432, SPAULDING 6TH ELECTION DISTRICT; 46.167 SQ FT & IMPS LITTLE WASHINGTON LOT 17 ASSMT \$136,234 LIB 36001 FL 078; ADDRESS 8918 SOUTH CHERRY LN UPPER MARLBORO 20774.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129494 (2-1,2-8,2-15)

LEGALS

NOTICE

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

Plaintiffs

vs.

Cynthia Wood Russell

Defendant

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

CIVIL NO. CAEF 17-26208

ORDERED, this 22nd day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6831 Milltown Court, District Heights, Maryland 20747 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 22nd day of February, 2018 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 22nd day of February, 2018, next.

The report states the amount of sale to be \$105,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk

129497 (2-1,2-8,2-15)

NOTICE

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

Plaintiffs

vs.

Benjamin Earl Thomas Jr. by
Lawanne Thomas, Attorney-In-Fact

Defendant

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

CIVIL NO. CAEF 16-38388

ORDERED, this 25th day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6304 Gateway Blvd, District Heights, Maryland 20747 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 26th day of February, 2018 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 26th day of February, 2018, next.

The report states the amount of sale to be \$148,960.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk

129520 (2-1,2-8,2-15)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDNA LOUISE FINK

Notice is given that Timothy Paul Fink, whose address is 12404 Canfield Lane, Bowie, MD 20715, was on January 19, 2018 appointed Personal Representative of the estate of Edna Louise Fink who died on December 12, 2017 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 19th day of July, 2018.

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.

TIMOTHY PAUL FINK
Personal Representative

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

Estate No. 108936
129533 (2-1,2-8,2-15)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
6004 Magnolia Court, Seabrook, MD 20706-2830

By virtue of the power and authority contained in a Deed of Trust from LAWRENCE E. BECKFORD (PATRICIA A. BECKFORD, CURRENT OWNER), dated July 16, 1987 and recorded in Liber 6714 at Folio 394 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MARCH 2, 2018
AT 3:05 P.M.

all that property described in said Deed of Trust as follows:

Lot numbered Nine (9) in Block lettered "A" in a subdivision known as "RESUBDIVISION OF PRINCESS GARDENS" as per plat recorded in Plat Book WWW 36 at Plat 89 among the Land Records of Prince George's County, Maryland; being in the 20th Election District of said County. PROPERTY ADDRESS: 6004 Magnolia Court, Seabrook, Maryland 20706.

Said property is improved by **A Dwelling and Is SOLD IN "AS IS CONDITION"**

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, and ERICA T. DAVIS

Substitute Trustees, by virtue of instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone: 301-627-1002
Auctioneer's Number # A00116

129613 (2-15-2-22,3-1)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10517 THRIFT RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated August 15, 2013 and recorded in Liber 35777, Folio 391 among the Land Records of Prince George's County, MD, with an original principal balance of \$237,900.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 27, 2018 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as follows: Being parcel No. Two of the land of Dorothy M. Cupp as described in a conveyance recorded among the land records of Prince George's County, Maryland (9th Election District) in Liber 6328 at Folio 940, and being more particularly described as follows:

Beginning for the same at a point lying in the northwesterly right of way line of Thrift Road, 30 feet from the baseline thereof as shown on Prince George's County Right of Way Plat #862, distant South 52 degrees 18'16" East, 10.09 feet from the southwesterly corner of lot 1 "Cupp's Addition to Waldon Woods" (Plat Book NLP 154 at Plat 6), and thence running along said northwesterly right of way line of Thrift Road,

1) South 45 degrees 11'44" west, 113.90 feet to a point; Thence running, in part, along the line of division between the aforesaid parcel No. Two of Cupp and Lots 27 Thru 29, Block 'A', "Pope's Addition to Waldon Woods" (Plat Book WWW 87 at Plat 74),

2) North 21 degrees 02'01" West, 184.27 feet to a point; Thence running along a line of division between parcel No's one and two of the aforesaid Cupp Land,

3) North 69 degrees 00'24" East, 20.22 feet to a point; Thence running along a line of Division between said parcel No.'s One and Two and also the aforesaid Lot 1 "Cupp's Addition to Waldon Woods",

4) South 52 degree 18'16" East, 161.86 feet to the point of beginning.

Containing 11,002 square feet of 0.2526 of an acre of land.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 310000-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

129546 (2-8,12-15,2-22)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

8911 TOWN CENTRE CIRCLE #101 LARGO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Hans Joseph Jones, dated December 30, 2005, and recorded in Liber 23924 at folio 177 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 6, 2018
AT 9:33 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-602769)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129619 (2-15,2-22,3-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

2314 HADDON PLACE BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Harry P. Persaud and Lucy Persaud, dated December 11, 2007, and recorded in Liber 29127 at folio 582 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 6, 2018
AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$45,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-615693)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129665 (2-15,2-22,3-1)

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL

PUBLIC NOTICE

APPROVAL OF THE GREATER CHEVERLY SECTOR PLAN FOR A PORTION OF PLANNING AREAS 69 and 72 IN PRINCE GEORGE'S COUNTY (Council Resolution No. CR-4-2018)

Pursuant to the provisions of the Land Use Article of the Annotated Code of Maryland, as well as the Zoning Ordinance of Prince George's County, being also Subtitle 27 of the Prince George's County Code, notice is hereby given that on Tuesday, January 23, 2018, the County Council of Prince George's County, sitting as the District Council, adopted CR-4-2018, an Ordinance to approve the Greater Cheverly Sector Plan for the Prince George's County. The sector plan provides a new vision to guide future growth and redevelopment at the commercial properties along MD 202 (Landover Road), Tuxedo Road / Arbor Street and 52nd Avenue areas, the industrial areas near the US 50 / Baltimore-Washington Parkway / Kenilworth Avenue interchange, east of the Washington, D.C. line, and north of Sheriff Road. Additionally, it will focus on the Redevelopment Authority and Town of Cheverly-owned properties (The Pointe at Cheverly) at the corner of 57th Avenue and MD 450 (Annapolis Road), the areas around the Cheverly Metro Station, the Prince George's Hospital Center property and the Fairmont Heights High School site.

The approved sector plan amends the 2014 General Plan, *Plan Prince George's 2035*, by defining the boundaries of the Cheverly Metro Local Transit Center. It replaces the 2005 Sector Plan for the Tuxedo Road/Arbor Street/Cheverly Metro Area in its entirety and the 1994 Bladensburg, New Carrollton, and Vicinity Master Plan, the 2009 Port Towns Sector Plan, the 2010 Subregion 4 Master Plan, the 2014 Landover Metro Area and MD 202 Corridor Sector Plan for the portions of Planning Areas 69 and 72 within the sector plan boundaries. In addition, the approved sector plan will amend the 2009 Countywide Master Plan of Transportation and the Formula 2040: A Functional Master Plan for Parks, Recreation and Open Space.

Copies of the approved 2018 *Greater Cheverly Sector Plan*, consisting of the adopted sector plan and the District Council Resolution of Approval CR-4-2018, are available at The Maryland-National Capital Park and Planning Commission, Planning Information Office located on the Lower Level of the County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland. Additional information is available on the project web site: www.pgplanning.org/greatercheverlysectorplan. Questions may also be directed to the project leader, Sam White, at 301-952-4332 or e-mail at Sam.White@ppd.mnccppc.org.

BY ORDER OF THE COUNTY COUNCIL SITTING AS THE DISTRICT COUNCIL PRINCE GEORGE'S COUNTY MARYLAND
Dannielle M. Glaros, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

129666 (2-15)

LEGALS

ADVERTISEMENT

Prince George's County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A "Total Quality" Commitment In The Provision Of Services To Their Customers.

Sealed Bids And/Or Proposals Will Be Received In The Prince George's County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

| Bid/Proposal # | Description | Bid Opening/Closing Date & Time | Plan/Spec. Deposit/Cost |
|----------------|---|---|-------------------------|
| S18-019 | Laboratory Services (Cytology, PAP and Miscellaneous Testing) | Pre-Bid Conference: 3/1/18 @ 10:00 a.m. Closing Date: 3/22/18 @ 3:00 p.m. | \$5.50 |
| S17-094 | Time and Material Laundry Equipment Repairs | Pre-Bid Conference: 2/22/18 @ 10:00 a.m. Closing Date: 3/8/18 @ 3:00 p.m. | \$5.50 |

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (*) are reserved for Minority vendors, certified by Prince George's County, under authority of CB-1-1992. Double asterisk (**) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George's County.

The County reserves the right to reject any or all bids or proposals in the best interest of the County.

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website www.princegeorgescountymd.gov. Documents may also be obtained from the Prince George's County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George's County Maryland. Special ADA accommodations may be made by writing or calling the same office.

—BY AUTHORITY OF—
Rushern L. Baker, III
County Executive

129663 (2-15)

LEGALS

Request For Applications:

The Behavioral Health Division of Prince George's County Health Department (PGCHD) is responsible for the planning, provision, coordination, contracting, and monitoring of publicly funded mental health, substance abuse prevention and treatment services.

PGCHD is soliciting applicants to apply for a Request for Funding Application (RFA) to provide Social Marketing Campaign activities that will focus on addictions-related prevention and early intervention services throughout Prince George's County, Maryland.

RFA Opening Date is February 12, 2018

Letter of Intent is Due February 20, 2018

RFA Closing Date is March 3, 2018

Pre- Application Conference Date is February 21, 2018

A copy of the RFA may be obtained from the Prince George's County Department, Prevention, Recovery and Tobacco Control Office located at 425 Brightseat Road, Suite 101D, Landover, MD 20785, (301) 333-4803.

129671 (2-15,2-22,3-1)

LEGALS

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff
vs.

CARLOS A BENNETT
BRANCH BANKING AND TRUST
COMPANY
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0580100, SPAUDLING 6TH DISTRICT; 6,907 SQ FT & IMPS SKYLINE HILLS PLAT LOT 78 BLK A ASSMT \$260,134 LIB 14021 FL 372; ADDRESS 4404 JOHN ST SUTLAND MD 20746.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Civil Action No. CAE 17-37046

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

Prince George's County, described as follows: Tax Account No 0580100, SPAUDLING 6TH DISTRICT; 6,907 SQ FT & IMPS SKYLINE HILLS PLAT LOT 78 BLK A ASSMT \$260,134 LIB 14021 FL 372; ADDRESS 4404 JOHN ST SUTLAND MD 20746.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129473 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff
vs.

FELIX R COLQUE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0115634, BLADENSBURG 2ND ELECTION DISTRICT; 6,340 SQ FT & IMPS ROGERS HEIGHTS LOT 27 BLK 14 ASSMT \$198,334 LIB 35878 FL 601; ADDRESS 5610 ELBERTON PL HY-ATTSVILLE 20781.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Civil Action No. CAE 17-37047

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

Prince George's County, described as follows: Tax Account No 0115634, BLADENSBURG 2ND ELECTION DISTRICT; 6,340 SQ FT & IMPS ROGERS HEIGHTS LOT 27 BLK 14 ASSMT \$198,334 LIB 35878 FL 601; ADDRESS 5610 ELBERTON PL HY-ATTSVILLE 20781.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March,

2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129474 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff
vs.

BROTHERHOOD OF SEAT PLEASANT VOLUNTEER FIREMEN AND PROTECTIVE ASSOCIATION, INC
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1995786, SEAT PLEASANT 18TH ELECTION DISTRICT; 22,974 SQ FT & IMPS ASSMT \$350,600 MAP 073 GRID C1 PAR 306 LIB 04015 FL 061; ADDRESS 6305 ADDISON RD CAPITOL HEIGHTS 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Civil Action No. CAE 17-37048

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

Prince George's County, described as follows: Tax Account No 1995786, SEAT PLEASANT 18TH ELECTION DISTRICT; 22,974 SQ FT & IMPS ASSMT \$350,600 MAP 073 GRID C1 PAR 306 LIB 04015 FL 061; ADDRESS 6305 ADDISON RD CAPITOL HEIGHTS 20743.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129475 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff
vs.

KIMBERLY BROWN
PENNYMAC LOAN SERVICES, LLC
BWW LAW GROUP L.L.C.
TRUSTEE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3169034, MARLBORO 3RD ELECTION DISTRICT; GARAGE 5-6 (EN TIRE IMPS RAZED 4/1/04) 200 SQ FT & IMPS NORMANDY PLACE CON ASSMT \$6,000 LIB 0000 FL 000 UNIT GAR 5- BLDG 5; ADDRESS 13800 FARNSWORTH LN UPPER MARLBORO 20772 CONDO UNIT: Gar 5-6.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Civil Action No. CAE 17-37049

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

Prince George's County, described as follows: Tax Account No 3169034,

MARLBORO 3RD ELECTION DISTRICT; GARAGE 5-6 (EN TIRE IMPS RAZED 4/1/04) 200 SQ FT & IMPS NORMANDY PLACE CON ASSMT \$6,000 LIB 0000 FL 000 UNIT GAR 5- BLDG 5; ADDRESS 13800 FARNSWORTH LN UPPER MARLBORO 20772 CONDO UNIT: Gar 5-6.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129476 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff
vs.

GARY D EATON
DESMOND B. EATON
THE WASHINGTON SAVINGS BANK FSB
GERALD J. WHITTAKER, TRUSTEE
KEVIN P. HUFFMAN, TRUSTEE
OLD LINE BANK
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0204966, MARLBORO 3RD ELECTION DISTRICT; 2,7500 ACRES ASSMT \$97,900 MAP 101 GRID D1 PAR 002 LIB 22168 FL 708; ADDRESS 13807 OLD MARLBORO PIKE UPPER MARLBORO 20772.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Civil Action No. CAE 17-37050

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

Prince George's County, described as follows: Tax Account No 0204966, MARLBORO 3RD ELECTION DISTRICT; 2,7500 ACRES ASSMT \$97,900 MAP 101 GRID D1 PAR 002 LIB 22168 FL 708; ADDRESS 13807 OLD MARLBORO PIKE UPPER MARLBORO 20772.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129477 (2-1,2-8,2-15)

NOTICE

IN THE MATTER OF:
Joseph Benigno Lim

FOR THE CHANGE OF NAME TO:
Joseph Benigno Ladines-Lim

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-02120

A petition has been filed to change the name of Joseph Benigno Lim to Joseph Benigno Ladines-Lim.

The latest day by which an objection to the petition may be filed is March 5, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland
129658 (2-15)

LEGALS

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff
vs.

CAMERON JOHN WILLIAM BARRY
WELLS FARGO BANK, NA
STATE EMPLOYEES CREDIT UNION OF MARYLAND, INCORPORATED
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0009977, VANSVILLE 1ST ELECTION DISTRICT; 2,047 SQ FT IMPS CHERRY GLEN CONDO ASSMT \$94,000 LIB 37318 FL 417 UNIT 67; ADDRESS 11202 CHERRY HILL RD BELTSVILLE 20705 CONDO UNIT: 67.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Civil Action No. CAE 17-37051

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

Prince George's County, described as follows: Tax Account No 0009977, VANSVILLE 1ST ELECTION DISTRICT; 2,047 SQ FT IMPS CHERRY GLEN CONDO ASSMT \$94,000 LIB 37318 FL 417 UNIT 67; ADDRESS 11202 CHERRY HILL RD BELTSVILLE 20705 CONDO UNIT: 67.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129478 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff
vs.

JAMES FRANCIS COWAN
THE BANK OF NEW YORK MELLON
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1076934, LAUREL 10TH ELECTION DISTRICT; 2,962 SQ FT & IMPS THE VILLAGE AT GRE ASSMT \$156,000 LIB 09964 FL 495 UNIT 149 BLDG 30; ADDRESS 9429 TREVINO TER LAUREL 20708 CONDO UNIT: 149.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Civil Action No. CAE 17-37052

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

Prince George's County, described as follows: Tax Account No 1076934, LAUREL 10TH ELECTION DISTRICT; 2,962 SQ FT & IMPS THE VILLAGE AT GRE ASSMT \$156,000 LIB 09964 FL 495 UNIT 149 BLDG 30; ADDRESS 9429 TREVINO TER LAUREL 20708 CONDO UNIT: 149.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of

LEGALS

this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129479 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff
vs.

MARY B GARLAND
KEVIN A LEWIS
BANK OF NEW YORK MELLON BANK OF AMERICA, NA
PRLAP, INC. TRUSTEE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2169449, LANHAM 20TH ELECTION DISTRICT; 6,638 SQ FT & IMPS WHITFIELD WOODS LOT 7 BLK P ASSMT \$224,200 LIB 11122 FL 188; ADDRESS 5113 WHITFIELD CHAPEL RD LANHAM 20706.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Civil Action No. CAE 17-37053

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

Prince George's County, described as follows: Tax Account No 2169449, LANHAM 20TH ELECTION DISTRICT; 6,638 SQ FT & IMPS WHITFIELD WOODS LOT 7 BLK P ASSMT \$224,200 LIB 11122 FL 188; ADDRESS 5113 WHITFIELD CHAPEL RD LANHAM 20706.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129480 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff
vs.

BIBLE LIGHTHOUSE MISSIONARY CHURCH INC AKA BIBLE LIGHTHOUSE MINISTRIES, INC.
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0402958, PISCATAWAY 5TH ELECTION DISTRICT; 3,7400 ACRES & IMPS ASSMT \$189,067 MAP 124 GRID D3 PAR 030 LIB 10320 FL 716; ADDRESS 10660 PISCATAWAY RD CLINTON 20735.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Civil Action No. CAE 17-37054

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-

erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0402958, PISCATAWAY 5TH ELECTION DISTRICT; 3,7400 ACRES & IMPS ASSMT \$189,067 MAP 124 GRID D3 PAR 030 LIB 10320 FL 716; ADDRESS 10660 PISCATAWAY RD CLINTON 20735.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129481 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff
vs.

THEODORE JAMES BASILI
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0992776, LAUREL 10TH ELECTION DISTRICT; 5,295 SQ FT &

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LEGALS

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

GARCIA ELITE INVESTMENTS, LLC
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0128264, BLADENSBURG 2ND ELECTION DISTRICT; LTS 29.30.31.3 2 (ENTIRE IMP'S RAZ ED 11/1/10) 7,950 SQ FT DUCAT TOWN ASSMT \$45,300 LIB 37672 FL 633; ADDRESS 5507 CARTERS LN RIVERDALE 20737.

Defendants

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

Civil Action No. CAE 17-37033

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

Prince George's County, described as follows: Tax Account No 0128264, BLADENSBURG 2ND ELECTION DISTRICT; LTS 29.30.31.3 2 (ENTIRE IMP'S RAZ ED 11/1/10) 7,950 SQ FT DUCAT TOWN ASSMT \$45,300 LIB 37672 FL 633; ADDRESS 5507 CARTERS LN RIVERDALE 20737.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129460 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

JUAN A FLORES
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2294619, BERWYN 21ST ELECTION DISTRICT; LOTS 4 5 CAE08-08542 TDT 02/03/09 6,300 SQ FT & IMP'S LOCUST SPRINGS BLK F ASSMT \$191,433 LIB 30695 FL 549; ADDRESS 9114 49TH PL COLLEGE PARK 20740.

Defendants

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

Civil Action No. CAE 17-37034

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

Prince George's County, described as follows: Tax Account No 2294619, BERWYN 21ST ELECTION DISTRICT; LOTS 4 5 CAE08-08542 TDT 02/03/09 6,300 SQ FT & IMP'S LOCUST SPRINGS BLK F ASSMT \$191,433 LIB 30695 FL 549; ADDRESS 9114 49TH PL COLLEGE PARK 20740.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested

in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129461 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

AUDREY L MALONE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1945633, CHILLUM 17TH ELECTION DISTRICT; BLDG 3 UNIT 10 6 2,492 SQ FT & IMP'S PRESIDENTIAL PARK ASSMT \$51,333 LIB 05559 FL 724 UNIT 106; ADDRESS 9205 NEW HAMPSHIRE AVE SILVER SPRING 20903 CONDO UNIT: 106.

Defendants

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

Civil Action No. CAE 17-37035

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

Prince George's County, described as follows: Tax Account No 1945633, CHILLUM 17TH ELECTION DISTRICT; BLDG 3 UNIT 10 6 2,492 SQ FT & IMP'S PRESIDENTIAL PARK ASSMT \$51,333 LIB 05559 FL 724 UNIT 106; ADDRESS 9205 NEW HAMPSHIRE AVE SILVER SPRING 20903 CONDO UNIT: 106.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129462 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

JOSE GARCIA
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2107274, SEAT PLEASANT 18TH ELECTION DISTRICT; LOTS 9 & 10 5,000 SQ FT & IMP'S SEAT PLEASANT HEIG BLK O ASSMT \$167,466 LIB 36052 FL 262; ADDRESS 516 70TH PL CAPITOL HEIGHTS 20743.

Defendants

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

Civil Action No. CAE 17-37036

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

Prince George's County, described as follows: Tax Account No 2107274, SEAT PLEASANT 18TH ELECTION DISTRICT; LOTS 9 & 10 5,000 SQ FT & IMP'S SEAT PLEASANT HEIG BLK O ASSMT \$167,466 LIB 36052 FL 262; ADDRESS 516 70TH

PL CAPITOL HEIGHTS 20743.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129463 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

THE CATHERINE M. GARLAND TRUST, F/B/O LAWRENCE CHARLES MCNABB
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2365732, BERWYN 21ST ELECTION DISTRICT; LOTS 8 9 7,950 SQ FT & IMP'S DANIELS PARK ADDN BLK 10 ASSMT \$200,400 LIB 35247 FL 248; ADDRESS5107 IROQUOIS ST COLLEGE PARK 20740.

Defendants

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

Civil Action No. CAE 17-37037

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

Prince George's County, described as follows: Tax Account No 2365732, BERWYN 21ST ELECTION DISTRICT; LOTS 8 9 7,950 SQ FT & IMP'S DANIELS PARK ADDN BLK 10 ASSMT \$200,400 LIB 35247 FL 248; ADDRESS5107 IROQUOIS ST COLLEGE PARK 20740.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129464 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

SARAH E. GALLMON
WELLS FARGO BANK, NA
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
B. GEORGE BALLMAN, TRUSTEE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1425545, KENT 13TH ELECTION DISTRICT; LOTS 17 18 19 8,244 SQ FT & IMP'S EAST COLUMBIA PARK BLK J ASSMT \$174,434 LIB 04008 FL 786; ADDRESS 7101 EAST SPRING ST LANDOVER 20785.

Defendants

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

LEGALS

Civil Division Civil Action No. CAE 17-37038

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

Prince George's County, described as follows: Tax Account No 1425545, KENT 13TH ELECTION DISTRICT; LOTS 17 18 19 8,244 SQ FT & IMP'S EAST COLUMBIA PARK BLK J ASSMT \$174,434 LIB 04008 FL 786; ADDRESS 7101 EAST SPRING ST LANDOVER 20785.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129465 (2-1,2-8,2-15)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

BOBBY L GALLON

SERVE:
7700 OLD BRANCH AVE #A201
CLINTON MD 20735

AND

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

7700 OLD BRANCH AVE #A201
CLINTON MD 20735

And

Unknown Owner of the property 7700 OLD BRANCH AVE #A201 described as follows: Property Tax ID 09-0886945 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
JARED M. MCCARTHY,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39894

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

(18,5617 Sf Df R to St Md Rw38 98 .99) 1485 Sqft & Imps S D S Square Condo, Assmt \$99,500 Lib 00000 Fl 000 and assessed to BOBBY L GALLON and, also known as 7700 OLD BRANCH AVE #A201, CLINTON MD 20735, Tax Account No. 09-0886945 on the Tax Roll of the Director of Finance.

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

It is thereupon this 5th day of February, 2018, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 2nd day of March, 2018, warning all persons interested in the property to appear in this Court by the 10th day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129647 (2-15,2-22,3-1)

LEGALS

ORDER OF PUBLICATION

RICK CORBIN
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND
21146

Plaintiff

vs.

GEORGE C. WILLIAMS

SERVE:
5542 KAREN ELAINE DR.
UNIT 1502
HYATTSVILLE MD 20784

SERVE:
1016 TYLER DR.
TUPELO MS 38801

AND

ALLAN P. FEIGELSON,
SUBSTITUTE TRUSTEE

SERVE:
8337 CHERRY LANE
LAUREL, MD 20707

AND

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

5542 KAREN ELAINE DR.
UNIT 1502
HYATTSVILLE MD 20784

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

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 17-40918

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

All that property in Prince George's County described as: UNIT 1502, 3,840.000 Sq.Ft. & Imps. Frenchmans Creek C, Assmt \$31,334 Lib 09018 FL 563 UNIT 1502, located at 5542 Karen Elaine Drive, Unit 1502, Hyattsville, Maryland 20784, Tax Account No. 20-2267367, Deed Ref. 9018/563 and assessed to Williams, George C.

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

It is thereupon this 5th day of February, 2018, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 2nd day of March, 2018, warning all persons interested in the property to appear in this Court by the 10th day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129650 (2-15,2-22,3-1)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

vs.

Mark J. L. Muse
4803 Colonel Brooke Court,
Unit 298
Upper Marlboro, MD 20772

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-24908

Notice is hereby given this 13th day of February, 2018, 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 13th day of March, 2018, 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 13th day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$81,302.00. The property sold herein is known as 4803 Colonel Brooke Court, Unit 298, Upper Marlboro, MD 20772.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
129672 (2-15,2-22,3-1)

ORDER OF PUBLICATION

SARGON DE JESUS
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201

LEGALS

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

ANDREA BONNICK-OPESANMI
OLUSEYE A. OPESANMI
CALIBER HOME LOANS, INC.
SAMUEL J WHITE TRUSTEE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3025350, SURREATSVILLE 9TH ELECTION DISTRICT; 25,897 SQ FT & IMPS TOWNSEND SUB RESUB LOT 28 ASSMT \$224,800 LIB 29821 FL 073; ADDRESS 8510 DANGERFIELD RD CLINTON MD 20735.

Defendants

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

Civil Action No. CAE 17-37039

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

Prince George's County, described as follows: Tax Account No 3025350, SURREATSVILLE 9TH ELECTION DISTRICT; 25,897 SQ FT & IMPS TOWNSEND SUB RESUB LOT 28 ASSMT \$224,800 LIB 29821 FL 073; ADDRESS 8510 DANGERFIELD RD CLINTON MD 20735.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129466 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

DEREK FISHER
KARI FISHER
SEVERN SAVINGS BANK FSB
ALAN J. HYATT, TRUSTEE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1022045, LAUREL 10TH ELECTION DISTRICT; LOT 2 EX 1114 SQ FT 6,386 SQ FT & IMPS LAUREL ADDN RESUB BLK 54 ASSMT \$342,300 LIB 26588 FL 516; ADDRESS 201 MAIN ST LAUREL 20707.

Defendants

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

Civil Action No. CAE 17-37040

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

Prince George's County, described as follows: Tax Account No 1022045, LAUREL 10TH ELECTION DISTRICT; LOT 2 EX 1114 SQ FT 6,386 SQ FT & IMPS LAUREL ADDN RESUB BLK 54 ASSMT \$342,300 LIB 26588 FL 516; ADDRESS 201 MAIN ST LAUREL 20707.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February,

2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129467 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

OMOEFIE OZOMARO
NATIONSTAR MORTGAGE, LLC
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1109099, LAUREL 10TH ELECTION DISTRICT; 14,343 SQ FT BRAIRWOOD LOT 32 BLK G ASSMT \$101,000 LIB 20836 FL 483; ADDRESS 13716 ENGLEMAN DR LAUREL 20708.

Defendants

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

Civil Action No. CAE 17-37041

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

Prince George's County, described as follows: Tax Account No 1109099, LAUREL 10TH ELECTION DISTRICT; 14,343 SQ FT BRAIRWOOD LOT 32 BLK G ASSMT \$101,000 LIB 20836 FL 483; ADDRESS 13716 ENGLEMAN DR LAUREL 20708.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129468 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

ESTATE OF CLOFUS HOWARD
CLAYTON JR
IR FEDERAL CREDIT UNION
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0099069, BLADENSBURG 2ND ELECTION DISTRICT; 9,100 SQ FT & IMPS LANDOVER ESTATES LOT 19 BLK 10 ASSMT \$192,100 LIB 04509 FL 096; ADDRESS 6825 BARTON RD HYATTSVILLE 20784.

Defendants

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

Civil Action No. CAE 17-37042

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

Prince George's County, described as follows: Tax Account No 0099069, BLADENSBURG 2ND ELECTION DISTRICT; 9,100 SQ FT & IMPS LANDOVER ESTATES LOT 19 BLK 10 ASSMT \$192,100 LIB 04509 FL 096; ADDRESS 6825 BARTON RD HYATTSVILLE 20784.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February,

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129469 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

LERROY FAGBEMI
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2017200, SEAT PLEASANT 18TH ELECTION DISTRICT LOTS 17 18 4,000 SQ FT & IMPS GR CAPITOL HEIGHTS BLK 56 ASSMT \$165,400 LIB 35090 FL 318; ADDRESS 1109 DRUM AVE CAPITOL HEIGHTS 20743.

Defendants

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

Civil Action No. CAE 17-37043

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

Prince George's County, described as follows: Tax Account No 2017200, SEAT PLEASANT 18TH ELECTION DISTRICT LOTS 17 18 4,000 SQ FT & IMPS GR CAPITOL HEIGHTS BLK 56 ASSMT \$165,400 LIB 35090 FL 318; ADDRESS 1109 DRUM AVE CAPITOL HEIGHTS 20743.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129470 (2-1,2-8,2-15)

NOTICE

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

Plaintiffs

vs.

William Earl Carter and
Janice Shery L Olfus-Carter

Defendants

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

CIVIL NO. CAEF 17-09944

ORDERED, this 25th day of January, 2018, by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6306 Blue Sage Lane, Upper Marlboro, Maryland 20772 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 26th day of February, 2018 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 26th day of February, 2018, next.

The report states the amount of sale to be \$350,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
129519 (2-1,2-8,2-15)

LEGALS

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

LERROY FAGBEMI
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0164913, BLADENSBURG 2ND ELECTION DISTRICT; 7,350 SQ FT & IMPS RADIANT VALLEY LOT 6 BLK E ASSMT \$139,766 LIB 33551 FL 551; ADDRESS 6811 SHEPHERD ST HYATTSVILLE 20784.

Defendants

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

Civil Action No. CAE 17-37044

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

Prince George's County, described as follows: Tax Account No 0164913, BLADENSBURG 2ND ELECTION DISTRICT; 7,350 SQ FT & IMPS RADIANT VALLEY LOT 6 BLK E ASSMT \$139,766 LIB 33551 FL 551; ADDRESS 6811 SHEPHERD ST HYATTSVILLE 20784.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
129524 (2-1,2-8,2-15)

LEGALS

complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129472 (2-1,2-8,2-15)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.
MARLON PAUL WALKER
11808 Fairgreen Lane
Upper Marlboro, MD 20772-5303
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-04749

Notice is hereby given this 25th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11808 Fairgreen Lane, Upper Marlboro, MD 20772-5303, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$264,757.50.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
129524 (2-1,2-8,2-15)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.
DAWNA C. DILWORTH-WHITE
PEDRO WHITE
10603 Forestgate Place
Glenn Dale, MD 20769-2037
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-35946

Notice is hereby given this 25th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10603 Forestgate Place, Glenn Dale, MD 20769-2037, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$321,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
129525 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

JOE BURDEN SR
GEORGINNA BURDEN
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1919539, CHILLUM 17TH ELECTION DISTRICT; 1.57 ACRES & IMPS ASSMT \$431,633 MAP 049 GRID D2 PAR 042 LIB 04714 FL 640; ADDRESS 2305 QUEENS CHAPEL RD HYATTSVILLE 20782.

Defendants

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

Civil Action No. CAE 17-37045

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

Prince George's County, described as follows: Tax Account No 1919539, CHILLUM 17TH ELECTION DISTRICT; 1.57 ACRES & IMPS ASSMT \$431,633 MAP 049 GRID D2 PAR 042 LIB 04714 FL 640; ADDRESS 2305 QUEENS CHAPEL RD HYATTSVILLE 20782.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129495 (2-1,2-8,2-15)

LEGALS

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.
CHRISTINE BYRAMS
SEAN BYRAMS
10005 Angora Drive
Cheltenham, MD 20623
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-10994

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6936 HANOVER PARKWAY, #100
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Edwin Alarcon Morales, dated June 28, 2006 and recorded in Liber 25630, Folio 456 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$139,960.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **MARCH 6, 2018 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,300.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

129614 (2-15-2-22,3-1)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6714 PURPLE LILAC LANE
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Karen A. Jackson and Jeffery L. Jackson, dated August 14, 2006 and recorded in Liber 26070, Folio 670 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$554,770.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **MARCH 6, 2018 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$58,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

129615 (2-15-2-22,3-1)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3902 ELDBRIDGE TERRACE
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Victoria L. Ricci, dated August 22, 2008 and recorded in Liber 30144, Folio 366 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$285,000.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 20, 2018 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

129439 (2-1,2-8,2-15)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**4407 LT LANSDALE PLACE
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Nakia Harmon and Horace Harmon, dated October 15, 2007, and recorded in Liber 28872 at folio 064 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 20, 2018
AT 9:31 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-29108)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129441 (2-1,2-8,2-15)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1206 CHAPEL OAKS DRIVE
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Robert L Izlar and Joyce T Izlar aka Joyce T Peterson-Izlar, dated May 2, 2006, and recorded in Liber 25168 at folio 125 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 20, 2018
AT 9:33 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-39051)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129443 (2-1,2-8,2-15)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**8614 BRAE BROOKE DRIVE
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Bola Alamutu, dated July 3, 2006, and recorded in Liber 25545 at folio 113 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 20, 2018
AT 9:34 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$10,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-604455)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129499 (2-1,2-8,2-15)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 180 DAY RIGHT OF REDEMPTION BY THE US ATTORNEY'S OFFICE

416 POSSUM COURT
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Valentina Elebesunu, dated December 12, 2006, and recorded in Liber 27044 at folio 159 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 20, 2018
AT 9:32 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-600387)

LAURA H.G. O'SULLIVAN, ET AL.,

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129442 (2-1,2-8,2-15) Estate No. 109120

129678 (2-15,2-22,3-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY F KILLERLANE

Notice is given that Letitia L Kidwell, whose address is 1715 Fernham Court, Crofton, MD 21114, was on February 2, 2018 appointed Personal Representative of the estate of Mary F Killerlane who died on January 10, 2018 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 2nd day of August, 2018.

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.

LEITITIA L KIDWELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 109091

129674 (2-15,2-22,3-1)

ORDER OF PUBLICATION

ALFRED D. WALSH JR
4258 Suitland Road, #103
Suitland, MD 20746
Plaintiff

v.

SPECIALTY BREWERS LLC
S/O Jeffrey Doby, Resident Agent
7405 Columbia Ave., Apt 6
College Park, MD 20740

and

THE FAIRMONT COMMUNITY ASSOCIATION, INC.
S/O Christopher C. Majerle, Resident Agent
7347 Hanover Parkway, Suite D
Greenbelt, MD 20770

and

Prince George's County
S/O Gail D. Francis
Director of Finance
14741 Governor Oden Bowie Drive

129664

(2-15)

LEGALS

Lesley A Moss, Esq.
4600 North Park Avenue
Plaza South
Chevy Chase, Maryland 20815
301-652-8600

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLAYTON DEVERE HEWITT

Notice is given that Rayna L. Hewitt, whose address is 4711 Bronx Boulevard, Bronx, New York 10470, was on February 8, 2018 appointed Personal Representative of the estate of Clayton Devere Hewitt, who died on October 18, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of August, 2018.

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.

RAYNA L. HEWITT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 109120

129678 (2-15,2-22,3-1)

Room 3200
Upper Marlboro, MD 20772

Attorney General's Office for Maryland
County Executives Office/County Attorney
Office of Law/County Administration Bldg
14741 Governor Oden Bowie Dr,
Ste 5121
Upper Marlboro MD 20772

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 Chillum, 17th Election district of Prince George's County, known as 1009 Chillum Road, and described as Unit 109, 368.0000 Sq. Ft. & Imps. The Fairmont 1009, Assmt \$50,000 Lib 36517 F 505, Unit 109 and assessed to Specialty Brewers LLC.

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 17-39009

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1009 Chillum Road, Unit 109, Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alfred D Walsh, Jr, 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: Unit 109, 368.0000 Sq. Ft. & Imps. The Fairmont 1009 Assmt \$50,000 Liber 36517 Folio 505 and assessed to Specialty Brewers LLC.

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

It is thereupon this 5th day of February, 2018, 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 10th day of April, 2018, 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.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129645 (2-15,2-22,3-1)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duval Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 03/02/2018. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#8062, 1982 C&C YACHT 61' BOAT
HULL# ZCC62010M82F
USCG# 1137541
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#8325, 2007 HYUNDAI SONATA
VIN#5NPEU46F27H196369
TERRY'S BODY SHOP
4001 LITTLESTOWN PIKE
WESTMINISTER

LOT#8428, 2008 KIA RIO
VIN#KNADE123686363022
EJ'S MIRAGE EXPRESS GROUP INC
6502 HORSESHOE RD
CLINTON

LOT#8427, 2013 LEXUS RX 350
VIN#2T2BK1BA0DC179307
COMER AUTOBODY
7589 COMMERCIAL LA
CLINTON

LOT#8446, 2011 CHEVROLET IMPALA
VIN#2G1WG5EK0B1267278
MAACO COLLISION REPAIR & AUTO REPAIR
5600 YORK RD
BALTIMORE

LOT#8456, 2006 HONDA ODYSSEY
VIN#5FNRL38656B032316
AYT AUTOBODY & REPAIR
5700 KIRBY RD
CLINTON

LOT#8707, 2006 CHRYSLER 300
VIN#2C3K63HX6H150911
AA AUTO SERVICE CENTER
3501 POHANKA PL
TEMPLE HILLS

LOT#8708, 2008 TOYOTA SE-QUOIA
VIN#5TDDBY68A08S004799
AYT AUTOBODY & PAINT
5700 KIRBY RD

CLINTON

LOT#8709, 1998 FORD F 150
VIN#1FTZX17W9WNC01393
COPE'S RENTALS
27631 OCEAN GATEWAY
HEBRON

LOT#8710, 2002 DODGE RAM 1500
VIN#3D7HA18N12G174153
VICTOR DU PONT
326 EAST AVE
EASTON

LOT#8711, 2002 VOLKSWAGEN JETTA
VIN#3VWVK69M32M129648
VICTOR DU PONT
356 EAST AVE
EASTON

LOT#8712, 2002 HONDA ACCORD
VIN#1HGCF86622A042965
VICTOR DU PONT
326 EAST AVE
EASTON

LOT#8713, 1998 DODGE RAM 3500
VIN#1B7MC33D6WJ140730
VICTOR DU PONT
326 EAST AVE
EASTON

LOT#8714, 1967 INTERNATIONAL SCOUT
VIN# 781907G245668
DAVID NORTH
818 N. WASHINGTON ST
EASTON

LOT#8715, 2004 DODGE DURANGO
VIN# 1D4HB48N04F101811
WALDORF DODGE
2294 CRAIN HWY
WALDORF

LOT#8716, 2011 FORD CROWN VICTORIA
VIN#2FABP7AV5BX100774
MAACO COLLISION REPAIR & AUTO PAINTING
5600 YORK RD
BALTIMORE

LOT#8717, 2011 HONDA ACCORD
VIN# 1HGCP2F43BA014147
MAACO COLLISION REPAIR & AUTO PAINTING
5600 YORK RD
BALTIMORE

LOT#8718, 2000 CHEVROLET S-10 BLAZER
VIN# 1GNCS18W7YK182891
RICHARD CHARLES TEDDER JR
4101 9TH ST
NORTH BEACH

LOT#8720, 2005 DODGE SPRINTER
VIN# WD2PD444755723215
AUTO INTERNATIONAL
1207 WEST ST
ANNAPOLIS

LOT#8721, 2005 LEXUS RX 330
VIN#JTTJHA31U650091721
ALL PHASE AUTO REPAIR
300 EASTERN BLVD
ESSEX

LOT#8722, 2007 FORD FREESTYLE
VIN#1FMDK02187GA34119
PULASKI HIGHWAY TRANSMISSIONS LLC
5701 PULASKI HWY
BALTIMORE

LOT#8723, 1995 WINNEBAGO VECTRA
VIN#4CDR6BR1XS2036190
DAVIS ENGINE REPAIR
8861 CLATIAUN RD
BALTIMORE

LOT#8724, 2008 DODGE RAM1500
VIN# 1D7HA16K48J238976
IMPORT GALLERY
6505 OLD ALEXANDER FERRY RD
CLINTON

LOT#8726, 1998 UD TRUCK
VIN#JNAMA20H6WGH65316
IMPORT GALLERY
6505 OLD ALEXANDER FERRY RD
CLINTON

LOT#8728, 2006 HYUNDAI SONATA
VIN#5NPEU46F86H052811
PUBLIC STORAGE
9201 LIBERTY RD
RANDALLSTOWN

LOT#8730, 1993 FORD UTILIMASTER
VIN# 1FCJE39Y3PHB68940
PUBLIC STORAGE
12355 PROSPERITY DR
SILVER SPRING

LOT#8303, 2010 CARGO SOUTH TRAILER
VIN#5LBBE2823A1021806
RACETRACK AUTO & MARINE
10834 OCEAN GATEWAY
BERLIN

LOT#8901, 1989 VIKING 45'4" BOAT
MD#3122BL
HULL# VKY45176K889
USCG# 952689
SHIPWRIGHT, LLC
6047 HERRING BAY RD
DEALE

TERMS OF SALE: CASH PUBLIC SALE
The Auctioneer reserves the right to post a Minimum Bid

FREESTATE LIEN & RECOVERY, INC.
610 Bayard Road
Lothian, MD 20711
410-867-9079

129727

(2-15,2-22)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE MAKONNEN
AKA: JOYCE NOVELINA MAKONNEN

Notice is given that Tekeste Makonnen Sr, whose address is 9010 Briarcroft Ln Apt 204, Laurel, MD 20708, was on January 29, 2018 appointed personal representative of the small estate of Joyce Makonnen, who died on August 12, 2017 without a will.

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

All persons having any objection to the appointment 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, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or

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

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

TEKESTE MAKONNEN SR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 107980

129673 (2-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SANTIAGO JOHN ZEREGA

Notice is given that James P Zerega, whose address is 307 Greengridge, Dunkirk, MD 20754, was on February 7, 2018 appointed Personal Representative of the estate of Santiago John Zerega who died on February 4, 2018 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 7th day of August, 2018.

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.

JAMES P ZEREGA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 109144

129675 (2-15,2-22,3-1)

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OFFICIAL NOTICE OF RECONVENED MEETING

The Cinnamon Ridge Condominium 2018 Annual Meeting originally called for February 7, 2018, will be reconvened on Wednesday, March 7, 2018 at 7:00 p.m. at Pines One On-site Office, 10210 Prince Place, Unit T-1, Upper Marlboro. At this March 7, 2018 meeting, the members present in person or by proxy will constitute a quorum. A majority of the members present in person or by proxy may approve or authorize the proposed action at the additional meeting and may take any other action which could have been taken at the original meeting if a sufficient number of members had been present. Owners of units in Cinnamon Ridge are encouraged to attend this reconvened meeting.

129664

(2-15)

LEGALS

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

v. Plaintiff

THE ESTATE OF, PERSONAL REPRESENTATIVE, AND KNOWN AND UNKNOWN HEIRS AND ASSIGNS JOANN RYAN

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 12601 Lanham Severn Rd, Bowie, MD 20715
Account Number: 14 1671973
Description: 1.920 Acres & Imps. Map 029 Grid A3 Par 087
Assmt: \$191,200
Liber/Folio: 31474/481
Assessed To: Ryan Joann W

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 17-39861

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

Property Address: 12601 Lanham Severn Rd, Bowie, MD 20715
Account Number: 14 1671973
Description: 1.920 Acres & Imps. Map 029 Grid A3 Par 087
Assmt: \$191,200
Liber/Folio: 31474/481
Assessed To: Ryan Joann W

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

It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 23rd day of February, 2018, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of April, 2018, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129564 (2-8,2-15,2-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VICKI LYNNE WRIGHT

Notice is given that Tony C Wright, whose address is 160E Wilddale Drive Apt #402, Frederick, MD 21702, was on January 22, 2018 appointed Personal Representative of the estate of Vicki Lynne Wright, who died on January 5, 2018 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 22nd day of July, 2018.

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.

TONY C WRIGHT
Personal Representative

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

Estate No. 108959
129598 (2-8,2-15,2-22)

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

v. Plaintiff

BEAR BEORN, LLC

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 15703 Livingston Rd, Accokeek, MD 20607
Account Number: 05 0284000
Description: 1.8600 Acres & Imps. Accokeek Acres Lot 20
Assmt: \$166,600
Liber/Folio: 31059/184
Assessed To: Bear Beorn LLC

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 17-39095

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

Property Address: 15703 Livingston Rd, Accokeek, MD 20607
Account Number: 05 0284000
Description: 1.8600 Acres & Imps. Accokeek Acres Lot 20
Assmt: \$166,600
Liber/Folio: 31059/184
Assessed To: Bear Beorn LLC

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

It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 23rd day of February, 2018, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of April, 2018, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129565 (2-8,2-15,2-22)

LEGALS

Pamela M. Buskirk, Esq.
Odin, Feldman & Pittleman, P.C.
1775 Wiehle Ave., #400
Reston, VA 20190

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit court of Fairfax county, Virginia appointed Allen L Yurek, whose address is 3403 Franklin Manor Court, Fairfax, VA 22033, as the Executor of the Estate of Allen A. Yurek who died on October 15, 2017 domiciled in Virginia.

The Maryland resident agent for service of process is Eric F. Horvitz, whose address is 10417 Crossing Creek Rd., Potomac, MD 20854.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE'S COUNTY and ST. MARY'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's with a copy to the foreign personal representative 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 foreign personal representative mails or 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 claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

ALLEN L YUREK
Foreign Personal Representative

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

Estate No. 109017
129595 (2-8,2-15,2-22)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

NORMAN R HALL

SERVE:
1914 SHAMROCK AVE
CAPITOL HEIGHTS MD 20743

AND

LINDA MCMAHON, ADMINISTRATOR FOR SMALL BUSINESS ADMINISTRATION

SERVE:
THE FEDERAL BUILDING
PO BOX 10126
RICHMOND, VA 23240

AND

DENNIS M. GRIFFITH, TRUSTEE

SERVE:
THE FEDERAL BUILDING
PO BOX 10126
RICHMOND, VA 23240

AND

KENDAL E. CARSON, TRUSTEE

SERVE:
THE FEDERAL BUILDING
PO BOX 10126
RICHMOND, VA 23240

AND

SUNTRUST BANK

SERVE ON:
CSC LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT
7 ST. PAUL STREET, SUITE 820
BALTIMORE, MD 21202

AND

JOVETTA WOODARD, TRUSTEE

SERVE:
41 RACHE DRIVE
NASHVILLE TN 37214

AND

PATRICIA ROBINSON, TRUSTEE

SERVE:
41 RACHE DRIVE
NASHVILLE TN 37214

AND

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

1914 SHAMROCK AVE
CAPITOL HEIGHTS MD 20743

And

Unknown Owner of the property 1914 SHAMROCK AVE described as follows: Property Tax ID 06-0506451 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

1914 SHAMROCK AVE
CAPITOL HEIGHTS MD 20743

And
PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
JARED M. MCCARTHY,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39842

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

Lots 34.35 4,000.0000 Sq.Ft. & Imps Dupont Heights Blk 6, Assmt \$228,966 Lib 04560 Fl 973 and assessed to NORMAN R HALL, also known as 1914 SHAMROCK AVE, CAPITOL HEIGHTS MD, Tax Account No. 06-0506451 on the Tax Roll of the Director of Finance.

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

It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129566 (2-8,2-15,2-22)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

CELESTE T STANLEY

SERVE:
1707 BRAEMAR CT
ACCOKEEK MD 20607

AND

CHRIS A. HOPKINS, TRUSTEE

SERVE:
3301 BOSTON STREET
BALTIMORE, MD 21224

AND

FIRST MARINER BANK

SERVE ON:
JOSEPH HOWARD,
RESIDENT AGENT
3301 BOSTON STREET
BALTIMORE, MD 21224

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERS

SERVE ON:
BILL BECKMANN,
PRESIDENT AND CHIEF EXECUTIVE OFFICER
1818 LIBRARY ST
RESTON VA 20190

SERVE ON:
SHARON HORSTKHAMP,
LEGAL DEPARTMENT
1818 LIBRARY ST, STE 300
RESTON VA 20190-6280

AND

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

1507 BRAEMAR CT
ACCOKEEK MD 20607

And

Unknown Owner of the property 1507 BRAEMAR CT described as follows: Property Tax ID 05-3500170 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

1507 BRAEMAR CT
ACCOKEEK MD 20607

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
JARED M. MCCARTHY,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39843

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

2.0000 Acres. & Imps. Braemar Lot 12, Assmt \$433,300 Lib 35647 Fl 230 and assessed to CELESTE T STANLEY, also known as 1507 BRAEMAR CT, ACCOKEEK MD 20607, Tax Account No. 05-3500170 on the Tax Roll of the Director of Finance.

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

It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129567 (2-8,2-15,2-22)

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LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

MARY C GOLDRING

SERVE:
7721 PENBROOK PL
LANDOVER MD 20785

AND

JAMES H. PROCTOR, III

SERVE:
7721 PENBROOK PL
LANDOVER MD 20785

AND

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

7721 PENBROOK PL
LANDOVER MD 20785

And

Unknown Owner of the property 7721 PENBROOK PL described as follows: Property Tax ID 13-1426618 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
JARED M. MCCARTHY,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39844

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

4,042.0000Sq.Ft & Imps Palmer Park Lot 24 Blk E, Assmt \$135,366 Lib 7879 Fl 468 and assessed to MARY C GOLDRING and JAMES H. PROCTOR, III, also known as 7721 PENBROOK PL, LANDOVER MD 20785, Tax Account No. 13-1426618 on the Tax Roll of the Director of Finance.

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

It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129568 (2-8,2-15,2-22)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

ADIZAH B MUSAH

SERVE:
1821 PEACHTREE LN
BOWIE MD 20721

AND

IBN-MOHAMMED GANIYI,
PRIOR OWNER

AND

SOLARCITY CORPORATION

SERVE ON:
THE CORPORATION TRUST,
INC, RESIDENT AGENT
2405 YORK ROAD, SUITE 201
LUTHERVILLE-TIMONIUM,
MD 21093

AND

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

1821 PEACHTREE LN
BOWIE MD 20721

And

Unknown Owner of the property

1821 PEACHTREE LN described as follows: Property Tax ID 07-0748277 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
JARED M. MCCARTHY,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39845

The object of this

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

ELVINESE S WYCHE

SERVE:
9707 BEACHWOOD AVE
LANHAM MD 20706

SERVE:
4401 19TH ST NE
WASHINGTON DC 20018

AND

BANK OF AMERICA, NA

SERVE ON:
THE CORPORATION TRUST,
INC., RESIDENT AGENT
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD
21093-2264

AND

L. DARREN GOLDBERG,
TRUSTEE

AND

DAVID A. KASUBA, TRUSTEE

AND

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

9707 BEACHWOOD AVE
LANHAM MD 20706

And

Unknown Owner of the property 9707 BEACHWOOD AVE described as follows: Property Tax ID 20-2249142 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
JARED M. MCCARTHY,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY
CASE NO.: CAE 17-39846**

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

Lots 214 & 215 6,000 SqFt & Imps Sherman Park Blk 15, Assmt \$217,834.00 Lib 4667 Fl 601 and assessed to ELVINESE S WYCHE and also known as 9707 BEACHWOOD AVE, LANHAM MD 20706, Tax Account No. 20-2249142 on the Tax Roll of the Director of Finance.

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

It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129570 (2-8-2-15,2-22)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

THE ESTATE OF
DOROTHY LYON JONES

Defendants

SERVE:
PAULA PERRY,
PERSONAL REP.
5704 30TH AVENUE
HYATTSVILLE, MD 20782

SERVE:
PAULA PERRY,
PERSONAL REP.
6110 40TH AVE
HYATTSVILLE MD 20782

AND

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

6110 40TH AVE
HYATTSVILLE MD 20782

And

Unknown Owner of the property 6110 40TH AVE described as follows: Property Tax ID 16-1806975 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
JARED M. MCCARTHY,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY
CASE NO.: CAE 17-39847**

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

10,367 SqFt & Imps Hyattsville Hills Lot 25 Blk C, Assmt \$321,667 Lib 2775 Fl 207 and assessed to THE ESTATE OF DOROTHY LYON JONES and also known as 6110 40TH AVE, HYATTSVILLE MD 20782, Tax Account No. 16-1806975 on the Tax Roll of the Director of Finance.

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

It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129571 (2-8-2-15,2-22)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

ALFRED V FIDROCKI,
TRUSTEE OF THE ALFRED V.
FIDROCKI TRUSTE

SERVE:
12812 NORWOOD LN
FORT WASHINGTON MD 20744

AND

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

12812 NORWOOD LN
FORT WASHINGTON MD 20744

And

Unknown Owner of the property 12812 NORWOOD LN described as follows: Property Tax ID 05-0312751 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
ATLANTIC LAW GROUP, LLC
1602 VILLAGE MARKET BLVD
SE, STE 310
LEESBURG, VA 20175

SERVE:
ATLANTIC LAW GROUP, LLC
1602 VILLAGE MARKET BLVD
SE, STE 310
LEESBURG, VA 20175

SERVE:
ATLANTIC LAW GROUP, LLC
1602 VILLAGE MARKET BLVD
SE, STE 310
LEESBURG, VA 20175

SERVE:
ATLANTIC LAW GROUP, LLC
1602 VILLAGE MARKET BLVD
SE, STE 310
LEESBURG, VA 20175

SERVE:
ATLANTIC LAW GROUP, LLC
1602 VILLAGE MARKET BLVD
SE, STE 310
LEESBURG, VA 20175

SERVE:
ATLANTIC LAW GROUP, LLC
1602 VILLAGE MARKET BLVD
SE, STE 310
LEESBURG, VA 20175

SERVE:
ATLANTIC LAW GROUP, LLC
1602 VILLAGE MARKET BLVD
SE, STE 310
LEESBURG, VA 20175

SERVE:
ATLANTIC LAW GROUP, LLC
1602 VILLAGE MARKET BLVD
SE, STE 310
LEESBURG, VA 20175

LEGALS

MARYLAND

SERVE:
JARED M. MCCARTHY,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY
CASE NO.: CAE 17-39848**

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

13,930.0000 Sq.Ft. & Imps. Tantallon on the P Lot 9 Blk A, Assmt \$347,400 Lib 2773 Fl 574 and assessed to ALFRED V FIDROCKI, also known as 12812 NORWOOD LN, FORT WASHINGTON MD 20744, Tax Account No. 05-0312751 on the Tax Roll of the Director of Finance.

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

It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129572 (2-8-2-15,2-22)

True Copy—Test:
Sydney J. Harrison, Clerk
129572 (2-8-2-15,2-22)

True Copy—Test:
Sydney J. Harrison, Clerk
129572 (2-8-2-15,2-22)

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129572 (2-8-2-15,2-22)

True Copy—Test:
Sydney J. Harrison, Clerk
129572 (2-8-2-15,2-22)

True Copy—Test:
Sydney J. Harrison, Clerk
129572 (2-8-2-15,2-22)

LEGALS

LEESBURG, VA 20175

AND

HUGH J. GREEN, TRUSTEE

SERVE:
ATLANTIC LAW GROUP, LLC
1602 VILLAGE MARKET BLVD
SE, STE 310
LEESBURG, VA 20175

AND

PATRICK M.A. DECKER,
TRUSTEE

SERVE:
ATLANTIC LAW GROUP, LLC
1602 VILLAGE MARKET BLVD
SE, STE 310
LEESBURG, VA 20175

AND

OCWEN LOAN SERVICING, LLC,
SUCCESSOR IN INTEREST TO LIT-
TON LOAN SERVICING, LP, SUC-
CESSOR IN INTEREST TO
FREMONT INVESTMENT & LOAN

SERVE ON:
CSC LAWYERS INCORPORAT-
ING SERVICE COMPANY,
RESIDENT AGENT
7 ST. PAUL STREET, SUITE 820
BALTIMORE, MD 21202

AND

FRIEDMAN & MACFAYDEN, PA,
TRUSTEE

SERVE:
MARK H. FRIEDMAN
TOTMAN BLDG -- 4TH FLOOR
210 E. REDWOOD ST.
BALTIMORE, MD 21202

SERVE:
KENNETH J. MACFADYEN
10856 SANDRINGHAM RD
COCKEYSVILLE, MD 21030

AND

MID-ATLANTIC WATER AND
SEWER AUTHORITY

SERVE:
STACY S. PICKETT, ESQ.
264 MERRIMAC COURT
PO BOX 590
PRINCE FREDERICK, MD 20678

SERVE:
AMBER L. BRYANT, ESQ.
264 MERRIMAC COURT
PO BOX 590
PRINCE FREDERICK, MD 20678

AND

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

1209 GRANADA ST
ACCOKEEK MD 20607

And

Unknown Owner of the property 1209 GRANADA ST described as follows: Property Tax ID 05-3261195 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
JARED M. MCCARTHY,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY
CASE NO.: CAE 17-40891**

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

30,000 Sq.Ft & Imps Beechwood Estates Lot 15, Assmt \$443,993 Lib 21732 Fl 637 and assessed to VERONICA D SMITH and also known as 1209 GRANADA ST, ACCOKEEK MD 20607, Tax Account No. 05-3261195 on the Tax Roll of the Director of Finance.

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

It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129573 (2-8-2-15,2-22)

True Copy—Test:
Sydney J. Harrison, Clerk
129573 (2-8-2-15,2-22)

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Sydney J. Harrison, Clerk
129573 (2-8-2-15,2-22)

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Sydney J. Harrison, Clerk
129573 (2-8-2-15,2-22)

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Sydney J. Harrison, Clerk
129573 (2-8-2-15,2-22)

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129573 (2-8-2-15,2-22)

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Sydney J. Harrison, Clerk
129573 (2-8-2-15,2-22)

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Sydney J. Harrison, Clerk
129573 (2-8-2-15,2-22)

True Copy—Test:
Sydney J. Harrison, Clerk
129573 (2-8-2-15,2-22)

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)

FEBRUARY 27, 2018

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

Tesfa Negash, President, Tiruwork Gebremichael, Secretary for a Class A, Beer,

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5804 AMELIAS GROVE LA.
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated July 21, 2008 and recorded in Liber 29883, Folio 55 among the Land Records of Prince George's County, MD, with an original principal balance of \$731,424.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 6, 2018 AT 11:05 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to utility liens of record.

Terms of Sale: A deposit of \$68,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 316814-4)

PLEASE CONSULT WWW.ALEXCOOPER.COM
FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

129620 (2-15-22-3-1)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**2901 BERWICK CT.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated June 7, 2016 and recorded in Liber 38426, Folio 511 among the Land Records of Prince George's County, MD, with an original principal balance of \$463,420.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 6, 2018 AT 11:06 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$46,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 321364-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM
FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

129621 (2-15-22-3-1)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**4300 SKYLINE DR.
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated February 5, 2008 and recorded in Liber 29404, Folio 220 among the Land Records of Prince George's County, MD, with an original principal balance of \$243,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 6, 2018 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 311032-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM
FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

129622 (2-15-22-3-1)

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**3809 SWANN RD., UNIT # T2
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated February 23, 2010 and recorded in Liber 31724, Folio 385 among the Land Records of Prince George's County, MD, with an original principal balance of \$147,765.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 6, 2018 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit No. T-2, Building No. 2, at 3809 Swann Road, in a Declaration of Condominium Regime known as Swann Hill Condominium and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 193653-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM
FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

129623 (2-15-22-3-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

**1809 MAPLE LANE
ACCOKEEK, MARYLAND 20607**

By virtue of the power and authority contained in a Deed of Trust from Brenda Coleman, dated April 21, 2014, and recorded in Liber 35984 at folio 610 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 6, 2018
AT 9:31 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602665)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129617 (2-15-22-3-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and Sewer Facilities Charges in the amount of \$1,088.08 due on January 31st of each and every year

**13110 3RD STREET
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Chinyere Kalu and Elijah Kalu, dated March 30, 2007, and recorded in Liber 28650 at folio 024 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 6, 2018
AT 9:32 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$47,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-613170)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129618 (2-15-22-3-1)

LEGALS

AMENDED ORDER OF PUBLICATION

ALFRED D. WALSH JR
4258 Suitland Road, #103
Suitland, MD 20746

Plaintiff

v.

JOLIE R. WASHINGTON
8904 Francisco Court
Upper Marlboro, MD 20774

and

ANTOINE WASHINGTON
8904 Francisco Court
Upper Marlboro, MD 20774

and

BOLLING FEDERAL CREDIT UNION
S/O President
191 Chappie James Blvd., #4447
Washington, DC 20332

and

ROSEMARIE CLEMENS, TRUSTEE
191 Chappie James Blvd., #4447
Washington, DC 20332

and

UNIVERSAL FIRE & CASUALTY INSURANCE COMPANY
S/O Rick Klimaszewski, President
3214 Chicago Dr.
Hudsonville, MI 49426

and

TOM PARKER, TRUSTEE
3214 Chicago Dr.
Hudsonville, MI 49426

and

Prince George's County
S/O Gail D. Francis
Director of Finance
14741 Governor Oden Bowie Drive
Room 3200
Upper Marlboro, MD 20772

Attorney General's Office for Maryland
County Executives Office/County Attorney
Office of Law/County Administration Bldg
14741 Governor Oden Bowie Dr,
Ste 5121
Upper Marlboro MD 20772

ORDER OF PUBLICATION

ALFRED D. WALSH JR
4258 Suitland Road, #103
Suitland, MD 20746

v.

JOHN H. ONTRICH
10135 Prince Pl., #201
Upper Marlboro, MD 20774

and

HELEN M. ONTRICH
10135 Prince Pl.
Upper Marlboro, MD 20774

and

COUNCIL OF UNIT OWNERS OF TREETOP CONDO.
S/O Craig B. Zaller, Counsel for Treetop Condominium
10113 Prince Pl.
Upper Marlboro, MD 20774

and

Prince George's County
S/O Gail D. Francis
Director of Finance
14741 Governor Oden Bowie Drive
Room 3200
Upper Marlboro, MD 20772

Attorney General's Office for Maryland
County Executives Office/County Attorney
Office of Law/County Administration Bldg
14741 Governor Oden Bowie Dr,
Ste 5121
Upper Marlboro MD 20772

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 Kent, 13th Election district of Prince George's County, known as 10135 Prince Pl., and described as 11th Supplementary Plat Unit 201-6A, 1,272,000 Sq. Ft. & Imps. Treetop Condo, Assmt \$54,000 Liber 4934 Folio 464, Unit 201-6A and assessed to John H Ontrich & Helen M Ontrich.

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 17-39010

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 10135 Prince Pl, Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alfred D Walsh, Jr, 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: Unit 201-6A, 1,272,000 Sq. Ft. & Imps. Treetop Condo Assmt \$54,000 Liber 4934 Folio 464 and assessed to John H Ontrich & Helen M Ontrich.

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

It is thereupon this 5th day of February, 2018, 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 10th day of April, 2018, 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.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129646 (2-15,2-22,3-1)

LEGALS

Ritchie Storage on Feb. 21, 2018 11:00 am next to property at 8817 Walker Mill road Capitol Heights 20743 unit box 9 and 14 are being sold for the non-payment of storage charges, as per the laws governing the foreclosure of self storage units in the local jurisdiction where the facility is located. The tenant of the foreclosed unit has the right to pay, in full, the delinquent charges up to the time of the sale of the unit. The sale of abandoned units and units surrendered by the tenants may also be included in the auction. Please note that the Storage Facility Operators reserves the right to cancel any of the facility auctions or withdraw any units, any time, without notice, and for any reason, whatsoever. The cancellation of a facility's auction does not advance the scheduled times of the remaining auctions. Terms of Sale: All units are sold AS IS, WHERE IS, with no warranties expressed or implied. A limited period of visual inspection will precede the sale of each unit; however, entering units for inspection is limited by safety concerns. Payment in cash, only (no checks, debit or credit cards), paid at the end of the sale. Additional terms may be announced preceding the auction. No Buyer's Premium.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129644 (2-15,2-22,3-1)

NOTICE

IN THE MATTER OF:
Doris Kpaka

FOR THE CHANGE OF NAME TO:
Doris Moripeh

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-02270

A petition has been filed to change the name of Doris Kpaka to Doris Moripeh. The latest day by which an objection to the petition may be filed is March 5, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland
129660 (2-15)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

2804 SHEPHERD STREET
MOUNT RAINIER, MARYLAND 20712

By virtue of the power and authority contained in a Deed of Trust from David S. Hilmy and Day A Pennick, dated April 28, 2006, and recorded in Liber 25007 at folio 297 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 27, 2018 AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602486)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
129556 (2-8,2-15,2-22)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

601 SEVENTH STREET UNIT # 402
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Lauren G. Pruitt, dated January 18, 2008 and recorded in Liber 29335, Folio 092 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$235,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 27, 2018 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

129577 (2-8,2-15,2-22)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5106 ODESSA ROAD
COLLEGE PARK, MARYLAND 20740

By virtue of the power and authority contained in a Deed of Trust from Mary Jennifer Nodwell, dated June 24, 2014, and recorded in Liber 36224 at folio 369 RE-RECORDED AT Liber 40263 Folio 1 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 27, 2018 AT 9:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602628)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
129557 (2-8,2-15,2-22)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5609 EAST BONIWOOD TURN
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Albert Jackson, dated November 30, 2006 and recorded in Liber 26915, Folio 543 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on April 22, 2014 in the Land Records of Prince George's County at Liber No. 35911, Folio 179, with an original principal balance of \$306,393.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 27, 2018 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$38,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

129578 (2-8,2-15,2-22)

LEGALS

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

TROY DIXON
CHARNITA DIXON
BRANCH BANKING AND TRUST
COMPANY
EDWARD P. BARKER, TRUSTEE
WILLIAM J. ZIEGLER, TRUSTEE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1733302, MELLWOOD 15TH ELECTION DISTRICT; 2375 SQ FT & IMPS MELWOOD TOWNHOUSE ASSMT \$128,900 LIB 20236 FL 161 UNIT 9610; ADDRESS 9610 MARLBORO PIKE UPPER MARLBORO 20772 CONDO UNIT: 9610.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 17-37056

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

Prince George's County, described as follows: Tax Account No 1733302, MELLWOOD 15TH ELECTION DISTRICT; 2375 SQ FT & IMPS MELWOOD TOWNHOUSE ASSMT \$128,900 LIB 20236 FL 161 UNIT 9610; ADDRESS 9610 MARLBORO PIKE UPPER MARLBORO 20772 CONDO UNIT: 9610.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129483 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

EASTERN DIVERSIFIED PROPERTIES INC
TOYOTA MOTOR CREDIT CORPORATION
MARK TARANGO TRUSTEE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3992757, QUEEN ANNE 7TH ELECTION DISTRICT; 5.57 ACRES WALKER PONTIAC LOT 7 ASSMT \$2,183,600 LIB 37586 FL 642; ADDRESS 2250 NW CRAIN HWY BOWIE 20716.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 17-37057

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

Prince George's County, described as follows: Tax Account No 3992757, QUEEN ANNE 7TH ELECTION DISTRICT; 5.57 ACRES WALKER PONTIAC LOT 7 ASSMT \$2,183,600 LIB 37586 FL 642; ADDRESS 2250 NW CRAIN HWY BOWIE 20716.

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

It is thereupon this 22nd day of January, 2018, 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 hav-

ing a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129484 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

TRUSTEES OF THE CHURCH OF GOD AT COLLEGE PARK
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2410249, BERWYN 21ST ELECTION DISTRICT; RESUB OF LOT 3 LOT 1 & HALF LOT 2 13,860 SQ FT & IMPS BEWLEY ESTATES ASSMT \$201,267 LIB 04125 FL 729; ADDRESS 8803 48TH AVE COLLEGE PARK 20740.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 17-37071

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

Prince George's County, described as follows: Tax Account No 2410249, BERWYN 21ST ELECTION DISTRICT; RESUB OF LOT 3 LOT 1 & HALF LOT 2 13,860 SQ FT & IMPS BEWLEY ESTATES ASSMT \$201,267 LIB 04125 FL 729; ADDRESS 8803 48TH AVE COLLEGE PARK 20740.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129485 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

MILTON M CHILDRESS
LINDA A CHILDRESS
CITIMORTGAGE INC
GOVERNMENT PRINTING OFFICE FEDERAL CREDIT UNION
PAUL J. O'REILLY, TRUSTEE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0182741, BLADENSBURG 2ND ELECTION DISTRICT; 5,000 SQ FT & IMPS WASHINGTON SUBURBA LOT 11 BLK K ASSMT \$187,066 LIB 06322 FL 268; ADDRESS 5533 VOLTA AVE BLADENSBURG 20710.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 17-37072

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

Prince George's County, described as follows: Tax Account No 0182741, BLADENSBURG 2ND ELECTION DISTRICT; 5,000 SQ FT & IMPS WASHINGTON SUBURBA LOT 11 BLK K ASSMT \$187,066 LIB 06322 FL 268; ADDRESS 5533 VOLTA AVE BLADENSBURG 20710.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129486 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

BEEREN AND BARRY INVESTMENTS LLC
BANK OF GEORGETOWN
JOHN A MOFFET, JR, TRUSTEE
JEFF HEDDERLY, TRUSTEE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2058360, SEAT PLEASANT 18TH ELECTION DISTRICT; LOTS 19 20 & LOT 21 EX 12.03 SQ FT 8,185 SQ FT & IMPS GR CAPITOL HGEIGHTS BLK 6 ASSMT \$140,034 LIB 37475 FL 316; ADDRESS 710 GLACIER AVE CAPITOL HEIGHTS 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 17-37073

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

Prince George's County, described as follows: Tax Account No 2058360, SEAT PLEASANT 18TH ELECTION DISTRICT; LOTS 19 20 & LOT 21 EX 12.03 SQ FT 8,185 SQ FT & IMPS GR CAPITOL HGEIGHTS BLK 6 ASSMT \$140,034 LIB 37475 FL 316; ADDRESS 710 GLACIER AVE CAPITOL HEIGHTS 20743.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129485 (2-1,2-8,2-15)

NOTICE

IN THE MATTER OF:
Anjwell Amonie Burl

FOR THE CHANGE OF NAME TO:
Anjel Angieona Burl

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-02816

A petition has been filed to change the name of (Minor Child(ren)) Anjwell Amonie Burl to Anjel Angieona Burl.

The latest day by which an objection to the petition may be filed is March 5, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland
129656 (2-15)

LEGALS

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

WILMINGTON TRUST NATIONAL ASSOCIATION
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1068733, LAUREL 10TH ELECTION DISTRICT; 04 EAI-X TRS T -DT S/B 07/01/04 L 19861 F182; 1,500,000 SQ.FT. & IMPS. ASHFORD PLAT 2 LOT 401 ASSMT \$185,100 LIB 38166 FL 430; ADDRESS 15014 WHEATLAND PL LAUREL 20707.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 17-37074

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

Prince George's County, described as follows: Tax Account No 1068733, LAUREL 10TH ELECTION DISTRICT; 04 EAI-X TRS T -DT S/B 07/01/04 L 19861 F182; 1,500,000 SQ.FT. & IMPS. ASHFORD PLAT 2 LOT 401 ASSMT \$185,100 LIB 38166 FL 430; ADDRESS 15014 WHEATLAND PL LAUREL 20707.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129488 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

FORESTVILLE, MARYLAND, CONGREGATION OF JEHOVAH'S WITNESSES, INC
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0449058, SPAUDLING 6TH ELECTION DISTRICT; NEAR ALMS HOUS E 1.4800 ACRES & IMPS ASSMT \$712,500 MAP 082 GRID A2 PAR 102 LIB 06253 FL 858; ADDRESS 8009 DARCY RD DISTRICT HEIGHTS 20747.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 17-37075

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

Prince George's County, described as follows: Tax Account No 0449058, SPAUDLING 6TH ELECTION DISTRICT; NEAR ALMS HOUS E 1.4800 ACRES & IMPS ASSMT \$712,500 MAP 082 GRID A2 PAR 102 LIB 06253 FL 858; ADDRESS 8009 DARCY RD DISTRICT HEIGHTS 20747.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince

LEGALS

George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129489 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

ESTATE OF ELIZABETH PHELPS QUILL
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1104926, LAUREL 10TH ELECTION DISTRICT; 5569 SQ FT & IMPS LOT 10 BLK 28 ASSMT \$152,600 LIB 00000 FL 000; ADDRESS 503 5TH ST LAUREL 20707.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 17-39055

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

Prince George's County, described as follows: Tax Account No 1104926, LAUREL 10TH ELECTION DISTRICT; 5569 SQ FT & IMPS LOT 10 BLK 28 ASSMT \$152,600 LIB 00000 FL 000; ADDRESS 503 5TH ST LAUREL 20707.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
129490 (2-1,2-8,2-15)

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

4904 LEROY GORHOM DR LLC
RAINMAN CAPITAL LLC
BRENDON M SHEPHARD ESQ, TRUSTEE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2010866, SEAT PLEASANT 18TH ELECTION DISTRICT; 5,369 SQ FT & IMPS CHAPEL OAKS LOT 26 & BLK O ASSMT \$91,834 LIB 37603 FL 366; ADDRESS 4904 LEROY GORHAM DR CAPITOL HEIGHTS 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 17-39056

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

Prince George's County, described as follows: Tax Account No 2010866,

SEAT PLEASANT 18TH ELECTION DISTRICT; 5,369 SQ FT & IMPS CHAPEL OAKS LOT 26 & BLK O ASSMT \$91,834 LIB 37603 FL 366; ADDRESS 4904 LEROY GORHAM DR CAPITOL HEIGHTS 20743.

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

It is thereupon this 22nd day of January, 2018, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting

LEGALS

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

G. STRATTON NASH
CARLA S. NASH
16002 Pennsbury Drive
Bowie, MD 20716

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-26149**

Notice is hereby given this 29th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16002 Pennsbury Drive, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$281,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129563 (2-8,2-15,2-22)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

ANGELA SINGLETARY
THELMA G. SINGLETARY
9311 Small Drive
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 16-41478**

Notice is hereby given this 31st day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9311 Small Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$218,120.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129585 (2-8,2-15,2-22)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

BARBARA A. BANKS
5503 Karen Elaine Drive
Unit 1121
New Carrollton, MD 20784

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-12485**

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5503 Karen Elaine Drive, Unit 1121, New Carrollton, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$49,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129586 (2-8,2-15,2-22)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

SADIE M. EPPS
CARRINGTON L. EPPS, JR.
3304 Heidi Lane
Springdale, MD 20774
IRTA Landover, MD 20774

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-29238**

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3304 Heidi Lane, Springdale, MD 20774, IRTA Landover, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$201,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129591 (2-8,2-15,2-22)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CATHERINE B BUIE

Notice is given that William Buie, whose address is 13001 Bressler Way, Upper Marlboro, MD 20772, was on January 29, 2018 appointed Personal Representative of the estate of Catherine B Buie who died on December 14, 2017 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 29th day of July, 2018.

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.

WILLIAM BUIE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 108754
129596 (2-8,2-15,2-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN MILWAIN COLEMAN

Notice is given that William I Coleman, whose address is 17307 Central Ave, Upper Marlboro, MD 20774, was on January 31, 2018 appointed Personal Representative of the estate of John Milwain Coleman who died on December 8, 2017 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of July, 2018.

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.

WILLIAM I COLEMAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 108920
129597 (2-8,2-15,2-22)

LEGALS

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

FERDINAND H. DORIS
JOHNNIE M. DORIS
6801 Damsel Court
Greenbelt, MD 20770

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-20138**

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6801 Damsel Court, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$243,800.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129588 (2-8,2-15,2-22)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

DORIS GIBBS
6802 Burch Hill Road
Brandywine, MD 20613

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-20094**

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6802 Burch Hill Road, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$325,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129589 (2-8,2-15,2-22)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

DELORES JOHNSON
5006 Silver Hill Road
Suitland, MD 20746

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-22444**

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5006 Silver Hill Road, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$211,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129590 (2-8,2-15,2-22)

NOTICE

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

vs.

Robert M. Hines, SR.
Defendant

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

CIVIL NO. CAEF 14-34310

ORDERED, this 1st day of February, 2018 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property mentioned in these proceedings and described as 15314 Norwalk Court, Bowie, MD 20716, 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 1st day of March, 2018, next, provided a copy of this notice be inserted in some weekly newspaper published in said County once in each of three successive weeks before the 1st day of March, 2018, next.

The report states the amount of sale to be \$205,200.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129592 (2-8,2-15,2-22)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

**6212 41ST PLACE
HYATTSVILLE, MARYLAND 20782**

By virtue of the power and authority contained in a Deed of Trust from Alan J. Koch, dated July 25, 1997, and recorded in Liber 11842 at folio 145 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 20, 2018
AT 9:30 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602472)

Laura H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129440 (2-1,2-8,2-15)

LEGALS

NOTICE

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

Plaintiffs

vs.

Charles Muhammad and
Tiesha M. Henson
Defendants

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

CIVIL NO. CAEF 17-29171

ORDERED, this 23rd day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10214 Everley Terrace, Lanham, Maryland 20706 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 23rd day of February, 2018 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 23rd day of February, 2018, next.

The report states the amount of sale to be \$299,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk

129518 (2-1,2-8,2-15)

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell at public auction for storage, repairs, and other lawful charges:

**2011 CADILLAC 4 DOOR
VIN#: 1G6KH5E36BU102127**

**1966 FORD MUSTANG 2 DOOR
VIN #: 6T07T197100**

**2000 CADILLAC 4 DOOR
VIN #: 1G6K554Y9YU257472**

**1967 FORD FAIRLANE 2 DOOR
VIN #: 7K480188569**

**1940 HUDSON 4 DOOR
VIN #: 445840**

**2010 FORD TCG 2 DOOR
VIN #: NM0LS6BN2AT023151**

**1971 MUSTANG 2 DOOR
VIN #: 1T01F123684**

Kentland Auto will offer for sale at public auction at 733 Landover Road, Landover, MD on Saturday, February 24, 2018, at 10:00 A.M.

Terms of Sale—CASH ONLY.
Lienor reserves the right to bid.

129574 (2-8,2-15)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

MICHAEL D. BEAL
15314 Norwalk Court
Bowie, MD 20716

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-20151**

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15314 Norwalk Court, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$172,520.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129587 (2-8,2-15,2-22)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

JACQUELINE A. JOHNSON
NEAL E. JOHNSON
3601 Kidder Road
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-26205**

Notice is hereby given this 2nd day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3601 Kidder Road, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$50,890.83.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129642 (2-15,2-22,3-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

**6307 FOOTE STREET
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Marsha Flemmings Clay aka Marsha Flemmings Clay aka Marsha F. Clay and Augustus Clay III, dated November 6, 2007, and recorded in Liber 29299 at folio 371 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2923 GALESHEAD DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Matthew Uzukwu and Eunice Uzukwu, dated July 21, 2008 and recorded in Liber 29964, Folio 664 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$675,502.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 27, 2018 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$85,400.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Christianna Kersey, and Michael McKeefery,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

129579 (2-8-2-15,2-22)

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Subject to Deferred Water & Sewer Facilities Charges
in the amount of \$480.00, payable on the 1st day of January,
in each and every year, for 33 years.

6406 COSMOS COURT
GLENN DALE, MARYLAND 20769

By virtue of the power and authority contained in a Deed of Trust from George Allen Scott, dated February 2, 2007, and recorded in Liber 27290 at folio 680 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 27, 2018
AT 9:33 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$52,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43438)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129575 (2-8-2-15,2-22)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

910 ROLLINS AVENUE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Joann W. Garvey, dated January 3, 2008 and recorded in Liber 29707, Folio 428 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$318,366.97, and an original interest rate of 2.230%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 27, 2018 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,300.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

129580 (2-8-2-15,2-22)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

4009 NORCROSS STREET
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Niya L. Mckie and Sean P. Mckie, dated October 26, 2006, and recorded in Liber 26634 at folio 297 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 27, 2018
AT 9:32 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-612538)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129558 (2-8-2-15,2-22)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2734 CRESTWICK PLACE
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Janice Jones, dated December 4, 2015 and recorded in Liber 37790, Folio 648 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$198,831.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 27, 2018 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,200.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

129581 (2-8-2-15,2-22)

LEGALS

NOTICE TO CONTRACTORS

- Sealed Proposals, addressed to the **Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774**, for Concrete Curbs and Sidewalks Construction at Various Locations – 2 Contracts, Contract Number 933-H (E), will be received until March 9, 2018, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of Seventy-Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on February 12, 2018, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. **Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.**
- It is the intent of the Prince George's County to make two (2) awards under this contract. The first contract shall cover the Northern part of the County while the second contract shall cover the Southern part of the County. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

| QUANTITY | UNIT | DESCRIPTION |
|----------|------|--|
| 15,000 | LF | Six Inches Diameter PVC Perforated Underdrain Pipe |
| 7,500 | LF | Six Inches Diameter PVC Solid Underdrain Pipe |
| 300 | EA | Six Inches Diameter PVC Cleanout Assembly |
| 7,900 | SY | Residential and Commercial Driveway Entrances |
| 62,000 | LF | Concrete Curb and Gutter |
| 5,000 | LF | Concrete Header Curb up to 12 Inch Height |
| 80,000 | SF | Concrete Sidewalk |
| 6,000 | SF | Concrete Handicap Access Ramps |

- Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked **"Concrete Curbs and Sidewalks Construction at Various Locations – 2 Contracts, Contract Number 933-H (E)"**
- A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on February 23, 2018, at 10:30 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.
- This project requires 20% MBE subcontracting and 40% of County Based Small Business participation goal.

- By Authority of -
Rushern L. Baker, III
County Executive

129609 (2-8-2-15,2-22)



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