

# The Prince George's Post

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**LEGALS**

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

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

**2505 SAINT NICHOLAS WAY  
GLENARDEN, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Vida Q. Darko, dated April 17, 2015 and recorded in Liber 37170, Folio 253 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$461,476.00, 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 **MAY 22, 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 \$49,100.00 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

130409 (5-3,5-10,5-17)

**LEGALS**

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

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

**10000 MIZAR ROAD  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Bernadine P. Potter, dated August 4, 1995 and recorded in Liber 10313, Folio 738 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$394,467.13, and an original interest rate of 1.600%, 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 **MAY 29, 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 \$41,500.00 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

130457 (5-10,5-17,5-24)

**LEGALS**

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

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

**505 MILLRACE COURT  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Brett D. Brackeen, dated October 16, 2006 and recorded in Liber 26632, Folio 453 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$202,000.00, and an original interest rate of 9.400%, 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 **MAY 29, 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 \$30,100.00 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.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
Richard J. Rogers, Randall J. Rolls, and Christopher Peck,  
Substitute Trustees

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

130458 (5-10,5-17,5-24)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

**4302 73RD AVENUE  
HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Brittany Clyatt, dated March 24, 2015, and recorded in Liber 36984 at folio 263 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

**MAY 15, 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 \$21,000.00 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 # 18-600136)

**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

130315 (4-26,5-3,5-10)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

**2600 KENT VILLAGE DRIVE  
LANDOVER, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Sonia Mudd, dated March 26, 2014, and recorded in Liber 35889 at folio 553 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

**MAY 29, 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 \$19,000.00 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 # 17-602279)

**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

130465 (5-10,5-17,5-24)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

**6601 KENILWORTH AVENUE  
RIVERDALE, MARYLAND 20737**

By virtue of the power and authority contained in a Deed of Trust from Renick E Myers Jr, dated August 23, 2006, and recorded in Liber 26051 at folio 60 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

**MAY 29, 2018  
AT 9:35 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 \$37,000.00 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 # 2013-48978)

**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

130467 (5-10,5-17,5-24)



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**LEGALS**

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Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

**15614 MONKSILVER BEND  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Fred Pierce, III, dated June 29, 2016 and recorded in Liber 38391, Folio 478 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$383,052.00, 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 **MAY 22, 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 \$39,100.00 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  
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Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

130407 (5-3,5-10,5-17)

**LEGALS**

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

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

**13103 VICAR WOODS LANE  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Floyd Wilson, Jr. and Dorothy L. Wilson, dated March 30, 2010 and recorded in Liber 31621, Folio 50 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$742,418.00, and an original interest rate of 5.000%, 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 **MAY 15, 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 \$68,200.00 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

130324 (4-26,5-3,5-10)

**LEGALS**

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

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

**10835 VISTA GARDENS DRIVE  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Laurin A. Wallace, dated February 26, 2007 and recorded in Liber 27340, Folio 718 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$395,000.00, and an original interest rate of 4.250%, 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 **MAY 29, 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 \$39,000.00 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

130459 (5-10,5-17,5-24)

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**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

224 HARRY S. TRUMAN DR., UNIT #205  
UPPER MARLBORO A/R/T/A LARGO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 12, 2003 and recorded in Liber 18851, Folio 701 among the Land Records of Prince George's County, MD, with an original principal balance of \$97,500.00, 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

MAY 22, 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 described as Unit numbered two hundred five (205) in Plat of Condominium Subdivision called "Prince Place at Northampton Condominium No. Three" 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 \$12,000 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 de-fray 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 323706-1)

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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

130393 (5-3,5-10,5-17)

**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**

1710 WHISTLING DUCK DR.  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 8, 2006 and recorded in Liber 25425, Folio 153 among the Land Records of Prince George's County, MD, with an original principal balance of \$385,700.00, 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

MAY 22, 2018 AT 11:11 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 \$38,000 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 de-fray 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 311081-1)

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FOR STATUS OF UPCOMING SALES

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

**ALEX COOPER AUCTS., INC.**  
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410-828-4838

130399 (5-3,5-10,5-17)

**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**

12510 WOODSONG LA.  
BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated April 12, 2006 and recorded in Liber 24980, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$600,000.00, 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

MAY 22, 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 \$55,000 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 de-fray 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 314486-1)

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Howard N. Bierman, Carrie M. Ward, et al.,  
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130394 (5-3,5-10,5-17)

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Rockville, MD 20852  
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**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

7104 CIPRIANO SPRINGS DR.  
LANHAM A/R/T/A GREENBELT, MD 20706

Under a power of sale contained in a certain Deed of Trust dated April 20, 2007 and recorded in Liber 27870, Folio 586 among the Land Records of Prince George's County, MD, with an original principal balance of \$198,750.00, 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

MAY 22, 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 numbered 7104, in Building No. 5, in a Horizontal Property Regime entitled "Cipriano Springs Condominium, Phase III" 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 de-fray 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 189622-1)

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

**ALEX COOPER AUCTS., INC.**  
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410-828-4838

130396 (5-3,5-10,5-17)

**LEGALS**

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Rockville, MD 20852  
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**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

1008 FALLCREST CT., UNIT #3  
BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated February 25, 2008 and recorded in Liber 29413, Folio 613 among the Land Records of Prince George's County, MD, with an original principal balance of \$129,000.00, 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

MAY 22, 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 described as Unit No. 3-104 in the horizontal property regime known as "Phase 12, Condominium Plat, Building 3, The Vistas at Lake Arbor, a 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 \$11,000 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 de-fray 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 157699-1)

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FOR STATUS OF UPCOMING SALES

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

**ALEX COOPER AUCTS., INC.**  
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130395 (5-3,5-10,5-17)

# The Prince George's Post

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**LEGALS**

**ORDER OF PUBLICATION**

ENTERPRISE OFFICE PARK, INC.  
Plaintiff  
v.  
ROOTS OF MANKIND  
ROMWOOD SQUARE, LLC  
and  
SHIRLEY GRANT, Trustee  
and  
ERIC C. BROWN, Trustee  
and  
PRINCE GEORGE'S COUNTY, MD  
and

ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

15204 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 23,875.00 Sq. Ft. & Imps., Sugar Hill Lot 8, Assmt. \$192,500, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237867

Defendants

In the Circuit Court for Prince George's County, Maryland  
Case No.: CAE 18-10555

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

15204 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 23,875.00 Sq. Ft. & Imps., Sugar Hill Lot 8, Assmt. \$192,500, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237867.

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 have expired.

It is thereupon this 16th day of April, 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 three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 19th day of June, 2018 and redeem the property known as 15209 Peerless Avenue or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple 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  
130305 (4-26,5-3,5-10)

**ORDER OF PUBLICATION**

ENTERPRISE OFFICE PARK, INC.  
Plaintiff  
v.  
ROOTS OF MANKIND  
ROMWOOD SQUARE, LLC  
and  
SHIRLEY GRANT, Trustee  
and  
ERIC C. BROWN, Trustee  
and  
PRINCE GEORGE'S COUNTY, MD  
and

ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

15203 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 26,305.00 Sq. Ft. & Imps., Sugar Hill Lot 4, Assmt. \$192,800, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237826

Defendants

In the Circuit Court for Prince George's County, Maryland  
Case No.: CAE 18-08431

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

15203 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 26,305.00 Sq. Ft. & Imps., Sugar Hill Lot 4, Assmt. \$192,800, Liber 31890, Folio 108 and assessed to Roots of Mankind

Romwood Sq. LLC under Account No. 0237826.

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 have expired. It is thereupon this 16th day of April, 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 three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 19th day of June, 2018 and redeem the property known as 15209 Peerless Avenue or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple 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  
130306 (4-26,5-3,5-10)

**ORDER OF PUBLICATION**

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

Plaintiff

v.

ALFRED A. BELL, JR.

and

CARL V. ALLEN

and

AMERICAN EXPRESS BANK, FSB

and

BROOKSIDE PARK  
CONDOMINIUM, INC.

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 0 Holly Tree Rd., Temple Hills, MD 20748  
Account Number: 06 0488312  
Description: 16,548.0000 Sq. Ft. Hidden Village Lot 1 Blk B  
Assmt: \$46,200  
Liber/Folio: 21499/158  
Assessed To: Bell Alfred A Jr. & Carl V Allen

In the Circuit Court for Prince George's County, Maryland  
Case No.: CAE 18-10559

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

Property Address: 0 Holly Tree Rd., Temple Hills, MD 20748  
Account Number: 06 0488312  
Description: 16,548.0000 Sq. Ft. Hidden Village Lot 1 Blk B  
Assmt: \$46,200  
Liber/Folio: 21499/158  
Assessed To: Bell Alfred A Jr. & Carl V Allen

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 have expired.

It is thereupon this 16th day of April, 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 11th day of May, 2018, warning all persons interested in the said properties to be and appear in this Court by the 19th day of June, 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  
130307 (4-26,5-3,5-10)

**NOTICE**

IN THE MATTER OF:  
Latifis Ameenah Hill

FOR THE CHANGE OF NAME TO:  
Latisha Ameenah Hill

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 18-11744

A petition has been filed to change the name of Latifis Ameenah Hill to Latisha Ameenah Hill.

The latest day by which an objection to the petition may be filed is May 28, 2018.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George's County, Maryland  
130481 (5-10)

**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.

Michael L. Scott, Sr.,  
Personal Representative for the Estate of Havangela Scott  
5402 Ingleboro Court  
Capitol Heights, MD 20743

Defendant

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 17-39891

Notice is hereby given this 1st day of May, 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 1st day of June, 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 1st day of June, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$170,800.00. The property sold herein is known as 5402 Ingleboro Court, Capitol Heights, MD 20743.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
130489 (5-10,5-17,5-24)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

TRESSA BELL-BURTON  
ROBERT M BURTON  
14508 Elm Street  
Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 15-00087

Notice is hereby given this 27th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14508 Elm Street, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of May, 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 29th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$482,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
130439 (5-10,5-17,5-24)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
ELLEN A MACK

Notice is given that James V Mack, whose address is 4903 Groveton Drive, Clinton, MD 20735, was on April 20, 2018 appointed Personal Representative of the estate of Ellen A Mack who died on April 1, 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 20th day of October, 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 V MACK  
Personal Representative

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

130378 (4-26,5-3,5-10)

**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

v.

Tyrone Thompson,  
a/k/a Tyrone P. Thompson  
7019 Cipriano Woods Ct  
Lanham, MD 20706

Defendant

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 17-03314

Notice is hereby given this 2nd day of May, 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 4th day of June, 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 4th day of June, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$214,328.00. The property sold herein is known as 7019 Cipriano Woods Ct, Lanham, MD 20706.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
130490 (5-10,5-17,5-24)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LISA GANT  
11250 Hannah Way  
Unit# 9  
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-00954

Notice is hereby given this 27th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11250 Hannah Way, Unit# 9, Upper Marlboro, 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 29th day of May, 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 29th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$165,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
130440 (5-10,5-17,5-24)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ANDREA E. SKINNER  
SAMUEL SKINNER, JR.  
8812 Woodstock Drive West  
A/R/T/A 8812 W. Woodstock Drive  
Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-00104

Notice is hereby given this 27th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8812 Woodstock Drive West, A/R/T/A 8812 W. Woodstock Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of May, 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 29th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$167,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
130438 (5-10,5-17,5-24)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

PAULA YOUNG  
2910 White Oak Lane  
Lanham ARTA Glenarden, MD  
20706

Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 17-06331

Notice is hereby given this 27th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2910 White Oak Lane, Lanham ARTA Glenarden, 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 29th day of May, 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 29th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$131,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
130442 (5-10,5-17,5-24)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

YVONNE TAYLOR  
8013 Wingate Drive  
Glenn Dale, MD 20769

Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 15-20365

Notice is hereby given this 27th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8013 Wingate Drive, 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 29th day of May, 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 29th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$475,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
130441 (5-10,5-17,5-24)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

REGINA HEBRON  
11570 Dunloring Drive  
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 17-12484

Notice is hereby given this 27th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11570 Dunloring Drive, Upper Marlboro, 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 29th day of May, 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 29th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$192,280.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
130443 (5-10,5-17,5-24)

**NOTICE**

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

Plaintiffs

vs.

Daniel R Johnson

Defendant

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

CIVIL NO. CAEF 15-25784

ORDERED, this 27th day of April, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8519 63rd Avenue, College Park, Maryland 20740 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 29th day of May, 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 29th day of May, 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  
130435 (5-10,5-17,5-24)

**NOTICE**

IN THE MATTER OF:  
Giovanni Joseph Torrealba  
Victoria Noris Torrealba  
Angelo Joaquin Torrealba

FOR THE CHANGE OF NAME TO:  
Giovanni Joseph Torrealba Serrano  
Victoria Noris Torrealba Serrano  
Angelo Joaquin Torrealba Serrano

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 18-12989

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**LEGALS**

**NOTICE**

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Bola Alamutu  
Defendant  
IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAEF 17-01410  
ORDERED, this 27th day of April,  
2018 by the Circuit Court of  
PRINCE GEORGE'S COUNTY,  
Maryland, that the sale of the prop-  
erty at 8614 Brae Brooke Drive, Lan-  
ham, Maryland 20706 mentioned in  
these proceedings, made and re-  
ported by Laura H.G. O'Sullivan, et  
al., Substitute Trustees, be ratified  
and confirmed, unless cause to the  
contrary thereof be shown on or be-  
fore the 29th day of May, 2018 next,  
provided a copy of this notice be in-  
serted in some newspaper pub-  
lished in said County once in each  
of three successive weeks before the  
29th day of May, 2018, next.  
The report states the amount of  
sale to be \$145,000.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
130436 (5-10,5-17,5-24)

**NOTICE**

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Estate of Garth J. Roach and  
Bernadette T. Roach  
Defendants  
IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAEF 15-25848  
ORDERED, this 2nd day of May,  
2018 by the Circuit Court of  
PRINCE GEORGE'S COUNTY,  
Maryland, that the sale of the prop-  
erty at 814 Narrowleaf Drive, Upper  
Marlboro, Maryland 20774 men-  
tioned in these proceedings, made  
and reported by Laura H.G. O'Sul-  
livan, et al., Substitute Trustees, be  
ratified and confirmed, unless cause  
to the contrary thereof be shown on  
or before the 4th day of June, 2018  
next, provided a copy of this notice  
be inserted in some newspaper pub-  
lished in said County once in each  
of three successive weeks before the  
4th day of June, 2018, next.  
The report states the amount of  
sale to be \$182,500.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
130491 (5-10,5-17,5-24)

**NOTICE**

IN THE MATTER OF:  
**Annie Deorly Karmo**  
FOR THE CHANGE OF  
NAME TO:  
**Gloria Karmo**  
In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 18-11136

A petition has been filed to change  
the name of Annie Deorly Karmo to  
Gloria Karmo.  
The latest day by which an objec-  
tion to the petition may be filed is  
May 28, 2018.  
Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
130478 (5-10)

**NOTICE**

IN THE MATTER OF:  
**Jamal Christopher Jackson**  
FOR THE CHANGE OF  
NAME TO:  
**Jamaal Christopher Jackson**  
In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 18-11138

A petition has been filed to change  
the name of Jamal Christopher Jack-  
son to Jamaal Christopher Jackson.  
The latest day by which an objec-  
tion to the petition may be filed is  
May 28, 2018.  
Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
130479 (5-10)

**NOTICE**

IN THE MATTER OF:  
**Dongmo Epse Bassanguen V.**  
FOR THE CHANGE OF  
NAME TO:  
**Vigilore Dongmo Bassanguen**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 18-11752

A petition has been filed to change  
the name of Dongmo Epse Bas-  
sanguen V. to Vigilore Dongmo Bas-  
sanguen.  
The latest day by which an objec-  
tion to the petition may be filed is  
May 28, 2018.  
Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
130482 (5-10)

**NOTICE**

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Jaime K. Williams  
Defendant  
IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAEF 17-40904  
ORDERED, this 27th day of April,  
2018 by the Circuit Court of  
PRINCE GEORGE'S COUNTY,  
Maryland, that the sale of the prop-  
erty at 1847 Cedarwood Ct., Lan-  
dover, Maryland 20785 mentioned in  
these proceedings, made and re-  
ported by Laura H.G. O'Sullivan, et  
al., Substitute Trustees, be ratified  
and confirmed, unless cause to the  
contrary thereof be shown on or be-  
fore the 29th day of May, 2018 next,  
provided a copy of this notice be in-  
serted in some newspaper pub-  
lished in said County once in each  
of three successive weeks before the  
29th day of May, 2018, next.  
The report states the amount of  
sale to be \$159,600.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
130437 (5-10,5-17,5-24)

**NOTICE**

IN THE MATTER OF:  
**Edwin Alexander Martinez  
Gonzalez**  
FOR THE CHANGE OF  
NAME TO:  
**Edwin Alexander Salvador  
Gonzalez**  
In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 18-07647  
A petition has been filed to change  
the name of Edwin Alexander Mar-  
tinez Gonzalez to Edwin Alexander  
Salvador Gonzalez.  
The latest day by which an objec-  
tion to the petition may be filed is  
May 28, 2018.  
Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
130474 (5-10)

**NOTICE**

IN THE MATTER OF:  
**Chawnel Danielle Sharp**  
FOR THE CHANGE OF  
NAME TO:  
**Chanel Danielle Sharp**  
In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 18-10798

A petition has been filed to change  
the name of Chawnel Danielle  
Sharp to Chanel Danielle Sharp.  
The latest day by which an objec-  
tion to the petition may be filed is  
May 28, 2018.  
Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
130475 (5-10)

**NOTICE**

IN THE MATTER OF:  
**Steve Kelly Bynum**  
FOR THE CHANGE OF  
NAME TO:  
**Terry Kilwak Bynum**  
In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 18-10885

A petition has been filed to change  
the name of Steve Kelly Bynum to  
Terry Kilwak Bynum.  
The latest day by which an objec-  
tion to the petition may be filed is  
May 28, 2018.  
Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
130476 (5-10)

**NOTICE**

IN THE MATTER OF:  
**Chinedum Onyeanusu**  
FOR THE CHANGE OF  
NAME TO:  
**Uche James Maraobi**  
In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 18-10921

A petition has been filed to change  
the name of Chinedum Onyeanusu  
to Uche James Maraobi.  
The latest day by which an objec-  
tion to the petition may be filed is  
May 28, 2018.  
Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
130477 (5-10)

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**LEGALS**

**ORDER OF PUBLICATION**

ENTERPRISE OFFICE PARK, INC.  
Plaintiff  
v.  
ROOTS OF MANKIND  
ROMWOOD SQUARE, LLC  
and  
SHIRLEY GRANT, Trustee  
and  
ERIC C. BROWN, Trustee  
and  
PRINCE GEORGE'S COUNTY, MD  
and  
ANY AND ALL PERSONS HAV-  
ING OR CLAIMING TO HAVE AN  
INTEREST IN THE REAL PROP-  
ERTY KNOWN AND DESCRIBED  
AS:  
15207 Peerless Avenue, Upper Marl-  
boro, Maryland 20772, Marlboro 3rd  
Election District, described as  
20,000.00 Sq. Ft. & Imps., Sugar Hill  
Lot 2, Assmt. \$205,500, Liber 31890,  
Folio 108 and assessed to Roots of  
Mankind Romwood Sq. LLC under  
Account No. 0237800  
Defendants

In the Circuit Court for  
Prince George's County, Maryland  
Case No.: CAE 18-08429

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

15207 Peerless Avenue, Upper  
Marlboro, Maryland 20772, Marl-  
boro 3rd Election District, de-  
scribed as 20,000.00 Sq. Ft. &  
Imps., Sugar Hill Lot 2, Assmt.  
\$205,500, Liber 31890, Folio 108  
and assessed to Roots of Mankind  
Romwood Sq. LLC under Account  
No. 0237800.

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

It is thereupon this 16th day of  
April, 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 three (3) successive weeks,  
warning all persons interested in  
this property to appear in this Court  
by the 19th day of June, 2018 and re-  
deem the property known as 15209  
Peerless Avenue or answer the  
Complaint or thereafter a Final  
Judgment will be entered foreclosing  
all rights of redemption in and  
as to the property and vesting in  
Plaintiff a title in fee simple free and  
clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
130475 (5-10)  
True Copy—Test:  
Sydney J. Harrison, Clerk  
130300 (4-26,5-3,5-10)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANGELA LOGAN THOMAS  
AKA: ANGELA P. LOGAN THOMAS,  
ANGELA R THOMAS**  
Notice is given that Charles C  
Thomas, whose address is 5905  
Cable Avenue, Suitland, MD 20746,  
was on April 18, 2018 appointed  
Personal Representative of the es-  
tate of Angela Logan Thomas, who  
died on April 30, 2017 without a  
will.

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

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

(1) Six months from the date of the  
decedent's death, except if the deced-  
ent 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 ob-  
tained from the Register of Wills.

CHARLES C THOMAS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 108830  
130384 (4-26,5-3,5-10)

**LEGALS**

**ORDER OF PUBLICATION**

ENTERPRISE OFFICE PARK, INC.  
Plaintiff  
v.  
ROOTS OF MANKIND  
ROMWOOD SQUARE, LLC  
and  
SHIRLEY GRANT, Trustee  
and  
ERIC C. BROWN, Trustee  
and  
PRINCE GEORGE'S COUNTY, MD  
and  
ANY AND ALL PERSONS HAV-  
ING OR CLAIMING TO HAVE AN  
INTEREST IN THE REAL PROP-  
ERTY KNOWN AND DESCRIBED  
AS:  
15205 Peerless Avenue, Upper Marl-  
boro, Maryland 20772, Marlboro 3rd  
Election District, described as  
25,021.00 Sq. Ft. & Imps., Sugar Hill  
Lot 3, Assmt. \$205,900, Liber 31890,  
Folio 108 and assessed to Roots of  
Mankind Romwood Sq. LLC under  
Account No. 0237818  
Defendants

In the Circuit Court for  
Prince George's County, Maryland  
Case No.: CAE 18-08430

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

15205 Peerless Avenue, Upper  
Marlboro, Maryland 20772, Marl-  
boro 3rd Election District, de-  
scribed as 25,021.00 Sq. Ft. &  
Imps., Sugar Hill Lot 3, Assmt.  
\$205,900, Liber 31890, Folio 108  
and assessed to Roots of Mankind  
Romwood Sq. LLC under Account  
No. 0237818.

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

It is thereupon this 16th day of  
April, 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 three (3) successive weeks,  
warning all persons interested in  
this property to appear in this Court  
by the 19th day of June, 2018 and re-  
deem the property known as 15209  
Peerless Avenue or answer the  
Complaint or thereafter a Final  
Judgment will be entered foreclosing  
all rights of redemption in and  
as to the property and vesting in  
Plaintiff a title in fee simple free and  
clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
130302 (4-26,5-3,5-10)  
True Copy—Test:  
Sydney J. Harrison, Clerk  
130302 (4-26,5-3,5-10)

**ORDER OF PUBLICATION**

ENTERPRISE OFFICE PARK, INC.  
Plaintiff  
v.  
ROOTS OF MANKIND  
ROMWOOD SQUARE, LLC  
and  
SHIRLEY GRANT, Trustee  
and  
ERIC C. BROWN, Trustee  
and  
PRINCE GEORGE'S COUNTY, MD  
and  
ANY AND ALL PERSONS HAV-  
ING OR CLAIMING TO HAVE AN  
INTEREST IN THE REAL PROP-  
ERTY KNOWN AND DESCRIBED  
AS:  
15209 Peerless Avenue, Upper Marl-  
boro, Maryland 20772, Marlboro 3rd  
Election District, described as  
20,000.00 Sq. Ft. & Imps., Sugar Hill  
Lot 1, Assmt. \$205,500, Liber 31890,  
Folio 108 and assessed to Roots of  
Mankind Romwood Sq. LLC under  
Account No. 0237792  
Defendants

In the Circuit Court for  
Prince George's County, Maryland  
Case No.: CAE 18-08428

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

15209 Peerless Avenue, Upper  
Marlboro, Maryland 20772, Marl-  
boro 3rd Election District, de-  
scribed as 20,000.00 Sq. Ft. &  
Imps., Sugar Hill Lot 1, Assmt.  
\$205,500, Liber 31890, Folio 108  
and assessed to Roots of Mankind

ROMWOOD SQUARE, LLC  
and  
SHIRLEY GRANT, Trustee  
and  
ERIC C. BROWN, Trustee  
and  
PRINCE GEORGE'S COUNTY, MD  
and  
ANY AND ALL PERSONS HAV-  
ING OR CLAIMING TO HAVE AN  
INTEREST IN THE REAL PROP-  
ERTY KNOWN AND DESCRIBED  
AS:  
15209 Peerless Avenue, Upper  
Marlboro, Maryland 20772, Marl-  
boro 3rd Election District, de-  
scribed as 20,000.00 Sq. Ft. &  
Imps., Sugar Hill Lot 1, Assmt.  
\$205,500, Liber 31890, Folio 108  
and assessed to Roots of Mankind

15209 Peerless Avenue, Upper  
Marlboro, Maryland 20772, Marl-  
boro 3rd Election District, de-  
scribed as 20,000.00 Sq. Ft. &  
Imps., Sugar Hill Lot 1, Assmt.  
\$205,500, Liber 31890, Folio 108  
and assessed to Roots of Mankind

**LEGALS**

**ORDER OF PUBLICATION**

Romwood Sq. LLC under Account  
No. 0237792.  
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 have expired.  
It is thereupon this 16th day of  
April, 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  
three (3) successive weeks, warning  
all persons interested in this prop-  
erty to appear in this Court by the  
19th day of June, 2018 and redeem  
the property known as 15209 Peer-  
less Avenue or answer the Com-  
plaint or thereafter a Final Judgment  
will be entered foreclosing all rights  
of redemption in and as to the prop-  
erty and vesting in Plaintiff a title in  
fee simple free and clear of all en-  
cumbrances.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Sydney J. Harrison, Clerk  
130303 (4-26,5-3,5-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JUANITA ALETHIA DERRY**  
Notice is given that James C Miers,  
whose address is 110 Greenhill Road,  
Greenbelt, MD 20770, was on May 2,  
2018 appointed Personal Representa-  
tive of the estate of Juanita Alethia  
Derry who died on April 5, 2018 with  
a will.

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

All persons having any objection  
to the appointment (or to the prob-  
ate of the decedent's will) shall file  
their objections with the Register of  
Wills on or before the 2nd day of  
November, 2018.

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

(1) Six months from the date of the  
decedent's death, except if the deced-  
ent 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 ob-  
tained from the Register of Wills.

JAMES C MIERS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 110041  
130495 (5-10,5-17,5-24)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HENRY D MYERS**

Notice is given that Anna B Myers,  
whose address is 733 Chillum Road,  
Hyattsville, MD 20783, was on April  
18, 2018 appointed Personal Repre-  
sentative of the estate of Henry D  
Myers who died on March 17, 2018  
with a will.

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

All persons having any objection  
to the appointment (or to the prob-  
ate of the decedent's will) shall file  
their objections with the Register of  
Wills on or before the 18th day of  
October, 2018.

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

(1) Six months from the date of the  
decedent's death, except if the deced-  
ent 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 ob-  
tained from the Register of Wills.

ANNA B MYERS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 109886  
130375 (4-26,5-3,5-10)

**LEGALS**

**ORDER OF PUBLICATION**

ENTERPRISE OFFICE PARK, INC.  
Plaintiff  
v.  
ROOTS OF MANKIND  
ROMWOOD SQUARE, LLC  
and  
SHIRLEY GRANT, Trustee  
and  
ERIC C. BROWN, Trustee  
and  
PRINCE GEORGE'S COUNTY, MD  
and  
ANY AND ALL PERSONS HAV-  
ING OR CLAIMING TO HAVE AN  
INTEREST IN THE REAL PROP-  
ERTY KNOWN AND DESCRIBED  
AS:  
15206 Peerless Avenue, Upper Marl-  
boro, Maryland 20772, Marlboro 3rd  
Election District, described as  
21,123.00 Sq. Ft. & Imps., Sugar Hill  
Lot 9, Assmt. \$205,600, Liber 31890,  
Folio 108 and assessed to Roots of  
Mankind Romwood Sq. LLC under  
Account No. 0237875  
Defendants

In the Circuit Court for  
Prince George's County, Maryland  
Case No.: CAE 18-10556

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

15206 Peerless Avenue, Upper  
Marlboro, Maryland 20772, Marl-  
boro 3rd Election District, de-  
scribed as 21,123.00 Sq. Ft. &  
Imps., Sugar Hill Lot 9, Assmt.  
\$205,600, Liber 31890, Folio 108  
and assessed to Roots of Mankind  
Romwood Sq. LLC under Account  
No. 0237875.

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

It is thereupon this 16th day of  
April, 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 three (3) successive weeks,  
warning all persons interested in  
this property to appear in this Court  
by the 19th day of June, 2018 and re-  
deem the property known as 15209  
Peerless Avenue or answer the  
Complaint or thereafter a Final  
Judgment will be entered foreclosing  
all rights of redemption in and  
as to the property and vesting in  
Plaintiff a title in fee simple 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  
130304 (4-26,5-3,5-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JONATHAN R FRANKS**

Notice is given that Michael  
Franks, whose address is 12403 Stir-  
rup Lane, Bowie, MD 20715, was on  
April 25, 2018 appointed Personal  
Representative of the estate of  
Jonathan R Franks, who died on  
September 13, 2011 without a will.

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

All persons having any objection  
to the appointment (or to the prob-  
ate of the decedent's will) shall file  
their objections with the Register of  
Wills on or before the 25th day of  
October, 2018.

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

(1) Six months from the date of the  
decedent's death, except if the deced-  
ent 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 ob-  
tained from the Register of Wills.

MICHAEL FRANKS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 109953  
130417 (5-3,5-10,5-17)

**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**

**4607 GLADYS CT.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated June 15, 2006 and recorded in Liber 25421, Folio 432 among the Land Records of Prince George's County, MD, with an original principal balance of \$336,000.00, 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

**MAY 22, 2018 AT 11:16 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 \$34,000 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 319177-1)

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

130403 (5-3,5-10,5-17)

**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**

**4330 ROCKPORT LA.  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated October 30, 2003 and recorded in Liber 18569, Folio 398 among the Land Records of Prince George's County, MD, with an original principal balance of \$128,040.00, 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

**MAY 22, 2018 AT 11:18 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 \$12,000 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 160956-5)

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

130405 (5-3,5-10,5-17)

**LEGALS**

**TOWN OF NORTH BRENTWOOD NOTICE OF PUBLIC HEARING NORTH BRENTWOOD MUNICIPAL CENTER**

4009 Wallace Road  
North Brentwood, Maryland  
Mayor and Council Meeting, 7:30pm

THE TOWN OF NORTH BRENTWOOD PROPOSED FY 2019 OPERATING BUDGET.

The Mayor and Council of the Town of North Brentwood, Maryland hereby gives notice of its intent to hold public hearing to consider the Town's Proposed Operating Budget FY19.

- The 1st reading of the Proposed FY19 budget will be held, Monday, May 21, 2018, 7:30pm above address
- The Public Hearing on the Proposed FY19 budget will be held Monday, June 4, 2018, 7:30pm above address. Citizens of the town can make comment at that time.
- The 2nd reading of the Proposed FY19 budget and adoption will be held Monday, June 18, 2018, 7:30pm above address.

BY Order of the Mayor and Council  
Town of North Brentwood, Maryland

130468 (5-10)

**COUNTY COUNCIL HEARINGS**

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

**COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND**

**MAY 15, 2018**

**10:30 A.M.**

**Notice is hereby given that on Tuesday, May 15, 2018 the County Council of Prince George's County, Maryland, will hold the following public hearing:**

**CR-25-2018 - A RESOLUTION CONCERNING CONTRACT APPROVALS** for the purpose of approving a multi-year agreement for software and services for Prince George's County.

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

130423 (5-3,5-10)

**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**

**4409 ROMLON ST., UNIT #101  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated November 30, 1993 and recorded in Liber 9238, Folio 514 and re-recorded in Liber 32883, Folio 409 among the Land Records of Prince George's County, MD, with an original principal balance of \$68,250.00, 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

**MAY 22, 2018 AT 11:19 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. 101 in Phase One, Building No. 6 and being part of Premises 4409 Romlon Street in Montpelier Village 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 \$5,000 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 323024-1)

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

130406 (5-3,5-10,5-17)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LORETTA M. WRIGHT  
TRACY O. WRIGHT  
6910 Adel Street  
Capitol Heights, MD 20743  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-02337**

Notice is hereby given this 20th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6910 Adel Street, 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 21st day of May, 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 21st day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$169,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
130366 (4-26,5-3,5-10)

**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.

Kim M. Williams  
9205 Foxcroft Avenue  
Clinton, MD 20735  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-27832**

Notice is hereby given this 27th day of April, 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 29th day of May, 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 29th day of May, 2018. The Report of Sale states the amount of the foreclosure sale price to be \$222,547.40. The property sold herein is known as 9205 Foxcroft Avenue, Clinton, MD 20735.

SYDNEY J. HARRISON  
Clerk of the Circuit Court Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
130432 (5-10,5-17,5-24)

William R. Voltz  
2120 L Street, N.W., Suite 700  
Washington, D.C. 20037  
202-293-2131

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOSIE MAY HOLLINGSWORTH**

Notice is given that Teri M. Lee, whose address is 11407 Mary Catherine Drive, Clinton, MD 20735, was on April 17, 2018 appointed Personal Representative of the estate of Josie May Hollingsworth who died on November 7, 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 17th day of October, 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.

TERI M. LEE  
Personal Representative

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

Estate No. 109213  
130416 (5-3,5-10,5-17)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

RONNELL MCBRIDE  
5 Pepper Mill Drive  
Capitol Heights, MD 20743  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-21435**

Notice is hereby given this 20th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5 Pepper Mill Drive, 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 21st day of May, 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 21st day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$168,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
130367 (4-26,5-3,5-10)

**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.

Sharon D. Spriggs  
621 Elfin Avenue  
Capitol Heights, MD 20743  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-00156**

Notice is hereby given this 27th day of April, 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 29th day of May, 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 29th day of May, 2018. The Report of Sale states the amount of the foreclosure sale price to be \$141,000.00. The property sold herein is known as 621 Elfin Avenue, Capitol Heights, MD 20743.

SYDNEY J. HARRISON  
Clerk of the Circuit Court Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
130433 (5-10,5-17,5-24)

Benjamin J. Woolery, Esq.  
5303 West Court Drive  
Upper Marlboro, MD 20773  
301-627-5222

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARY JOSEPHINE HARNEY**

Notice is given that Janet M. Woolery, whose address is 12302 Manship Lane, Bowie, Maryland 20715, was on April 26, 2018 appointed Personal Representative of the estate of Mary Josephine Harney who died on April 25, 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 26th day of October, 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.

JANET M. WOOLERY  
Personal Representative

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

Estate No. 109985  
130430 (5-3,5-10,5-17)



**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**

**10101 LINFORD TERR.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated November 8, 2005 and recorded in Liber 24428, Folio 74 among the Land Records of Prince George's County, MD, with an original principal balance of \$499,999.00, 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

**MAY 15, 2018 AT 11:21 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 \$62,000 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 76912-1)

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

130337 (4-26,5-3,5-10)

**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**

**9250 PISCATAWAY RD.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated March 21, 2006 and recorded in Liber 24872, Folio 568 among the Land Records of Prince George's County, MD, with an original principal balance of \$209,185.00, 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

**MAY 15, 2018 AT 11:20 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 314119-1)

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

130336 (4-26,5-3,5-10)

**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.**

**8506 OSPREY CT  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Carlton Peter Willis and Elizabeth J. Willis, dated June 20, 1997, and recorded in Liber 11698 at folio 520 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

**MAY 29, 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 \$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 8% 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 # 17-603036)

**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

130464 (5-10,5-17,5-24)

**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.**

**7308 MASON STREET  
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Cleveland C Williams, dated August 26, 2005, and recorded in Liber 23573 at folio 412 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

**MAY 29, 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 \$9,000.00 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 8% 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 # 14-601469)

**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

130466 (5-10,5-17,5-24)

**LEGALS**

# The Prince George's Post Newspaper

Call 301-627-0900

or

Fax 301-627-6260

# Have a Very Safe Weekend

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

**5803 TERENCE DRIVE  
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Orville Dixon, dated November 5, 2007, and recorded in Liber 33754 at folio 468 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

**MAY 29, 2018  
AT 9:39 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 \$35,000.00 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 7.5% 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 # 2011-13291)

**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

130500 (5-10,5-17,5-24)







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.

Table with 4 columns: Bid/Proposal #, Description, Bid Opening/Closing Date & Time, Plan/Spec. Deposit/Cost. Includes entries for Towing Services Police, Marine Fleet Maintenance, and Security Locksmith Services.

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.

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.

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

130496 (5-10)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY MAY 15, 2018

COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND

10:30 A.M.

Notice is hereby given that on Tuesday, May 15, 2018, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-8-2018 - AN ACT CONCERNING FOOD TRUCK HUB DESIGNATED AREA RELOCATION for the purpose of relocating a food truck hub designated area.

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

130415 (5-3,5-10)

SUITLEND TOWN CENTER INVITATION FOR BIDS (IFB) FOR CONSTRUCTION SITE SECURITY FENCE NO. 2018-3

The Redevelopment Authority of Prince George's County (RDA) is hereby soliciting bids from qualified contractors to provide Construction Site Security Fencing for the Towne Square at the Suitland Federal Center Project.

The IFB with Supporting Documentation will be available on May 17, 2018 on the following website:

http://www.princegeorgescountymd.gov/1500/Development-Opportunities

Email questions to Patricia Omondi Senior Construction Adviser at: Paomondi@co.pg.d.us

Bids must be received by the Redevelopment Authority no later than May 25, 2018 at 12:00PM

130497 (5-10)

NOTICE

IN THE MATTER OF: Tykee Anthony Coleman

FOR THE CHANGE OF NAME TO: Tykee Anthony Pope

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-11759

A petition has been filed to change the name of Tykee Anthony Coleman to Tykee Anthony Pope. The latest day by which an objection to the petition may be filed is May 28, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 130483 (5-10)

NOTICE

IN THE MATTER OF: Kevin Travis Claxton Moseby

FOR THE CHANGE OF NAME TO: Kevin Travis Claxton

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-12247

A petition has been filed to change the name of Kevin Travis Claxton Moseby to Kevin Travis Claxton. The latest day by which an objection to the petition may be filed is May 28, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 130484 (5-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7303 HAVRE TURN UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Vanessa C. Shaw and Kevin T. Holley, dated August 3, 2001 and recorded in Liber 14902, Folio 589 among the Land Records of Prince George's County, Maryland...

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 \$8,000.00 by certified funds only (no cash will be accepted) is required at the time of auction.

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.

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...

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

130318 (4-26,5-3,5-10)

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs

vs.

JEAN W. DAVIS 925 Chatsworth Drive Accokeek, MD 20607

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-33904

Notice is hereby given this 20th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 925 Chatsworth Drive, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of May, 2018...

The report states the purchase price at the Foreclosure sale to be \$277,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 130362 (4-26,5-3,5-10)

NOTICE

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

Substitute Trustees, Plaintiffs

vs.

REGINALD HARROD 4612 Lacy Avenue Suitland, MD 20746

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-31787

Notice is hereby given this 20th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4612 Lacy Avenue, 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 21st day of May, 2018...

The report states the purchase price at the Foreclosure sale to be \$205,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 130363 (4-26,5-3,5-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9308 STONEY HARBOR DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Debbie N. Grant, dated February 4, 2005 and recorded in Liber 21410, Folio 006 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$580,600.00, and an original interest rate of 1.990%, default having occurred under the terms thereof...

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 \$62,000.00 by certified funds only (no cash will be accepted) is required at the time of auction.

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.

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...

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

130408 (5-3,5-10,5-17)

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs

vs.

ARNESHA WHITE 3811 Saint Barnabas Road Unit# T-3 Suitland, MD 20746

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-05386

Notice is hereby given this 20th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3811 Saint Barnabas Road, Unit# T-3, 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 21st day of May, 2018...

The report states the purchase price at the Foreclosure sale to be \$59,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 130364 (4-26,5-3,5-10)

NOTICE

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

Substitute Trustees, Plaintiffs

vs.

ZANETA COUSIN 12125 Open View Lane Unit# 201 Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-01288

Notice is hereby given this 20th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12125 Open View Lane, Unit# 201, Upper Marlboro, 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 21st day of May, 2018...

The report states the purchase price at the Foreclosure sale to be \$307,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 130365 (4-26,5-3,5-10)

NOTICE

IN THE MATTER OF: Claire Marcia Wilson

FOR THE CHANGE OF NAME TO: Ezra Howl Wilson

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-12992

A petition has been filed to change the name of Claire Marcia Wilson to Ezra Howl Wilson. The latest day by which an objection to the petition may be filed is May 28, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 130487 (5-10)

NOTICE

IN THE MATTER OF: Prisca Tifu Dama

FOR THE CHANGE OF NAME TO: Priskeylia Tifu Dama

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-12993

A petition has been filed to change the name of Prisca Tifu Dama to Priskeylia Tifu Dama. The latest day by which an objection to the petition may be filed is May 28, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 130488 (5-10)



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