

# The Prince George's Post

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**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**

**8711 LOCUST GROVE DR.  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated October 24, 2006 and recorded in Liber 26647, Folio 695 among the Land Records of Prince George's County, MD, with an original principal balance of \$312,000.00, 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

**APRIL 2, 2019 AT 11:15 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as follows: Being known and designated as Lot 11 in Block 51 in a subdivision known as "OAK CREST" as per plat thereof recorded in Plat Book JW5 at Plat 462 and re-recorded in Plat Book A at Page 108 and 108A among the Land Records of Prince George's County, Maryland. LESS AND EXCEPT: said point being the northern most corner of said lot 11; and thence from the point of beginning and running along the westerly right of way line of Railroad Ave. (50 ft wide), S 42 degrees 18 minutes 36 seconds West, 31.00 feet to a point; thence through Lot 11, N 08 degrees 20 minutes 42 seconds West, 39.31 feet to a point on the southerly right of way line of Locust Grove Drive (50 ft wide); and thence along the same S 59 degrees 00 minutes sec E, 31.00 feet to the point of beginning; containing 471 square feet or 0.0108 of an acre of land more or less Tax ID No: 10-1007632.

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 \$29,000 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. 320109-1)

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

133469 (3-14,3-21,3-28)

**LEGALS**

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

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

**15706 CHADSEY LANE  
BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Estate of Glenn Tyndell, dated February 25, 2010, and recorded in Liber 31502 at folio 332 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

**APRIL 2, 2019  
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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-613651)

**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

133455 (3-14,3-21,3-28)

**LEGALS**

**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

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

**Improved by premises known as  
3305 40TH PLACE, BRENTWOOD, MD 20722**

By virtue of the power and authority contained in a Deed of Trust from THOMAS J. BOYKIN and EDDIE M. BOYKIN, dated December 17, 2004 and recorded in Liber 21219 at Folio 337 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, MARCH 29, 2019  
AT 3:00 P.M.**

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

LOTS NUMBERED (33), (34) AND (35) IN BLOCK NUMBERED (13) IN THE SUBDIVISION KNOWN AS "COLMAR MANOR," AS PER PLAT THEREOF RECORDED IN PLAT BOOK RHK 2 AT PLAT 37, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

**\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS\*\*\***

**\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A FIRST DEED OF TRUST. THE PAYOFF AMOUNT OF THE FIRST WILL BE ANNOUNCE AT THE SALE.\*\*\***

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS**  
Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

133450 (3-14,3-21,3-28)

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

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

**14205 POLLIN STREET  
ACCOKEEK, MARYLAND 20607**

By virtue of the power and authority contained in a Deed of Trust from Charles Wallace and Velma Wallace, dated March 7, 2007, and recorded in Liber 27528 at folio 312 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

**APRIL 2, 2019  
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 \$49,000.00 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 # 18-601984)

**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

133456 (3-14,3-21,3-28)

**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**

**6510 LIVINGSTON RD.  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated April 25, 2007 and recorded in Liber 28536, Folio 617 among the Land Records of Prince George's County, MD, with an original principal balance of \$237,000.00, 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

**APRIL 2, 2019 AT 11:22 AM**

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

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

Terms of Sale: A deposit of \$20,000 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. 326909-1)

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

133476 (3-14,3-21,3-28)

**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**

**7116 SILVERTON CT.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated March 23, 2009 and recorded in Liber 30673, Folio 120 among the Land Records of Prince George's County, MD, with an original principal balance of \$373,244.00, 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

**APRIL 2, 2019 AT 11:23 AM**

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

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

Terms of Sale: A deposit of \$36,000 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. 169867-1)

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

133477 (3-14,3-21,3-28)









**LEGALS**

**ORDER OF PUBLICATION**

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

vs.

DENA H ROSS  
WMC MORTGAGE CORP  
RICHARD T CREGGER, TRUSTEE  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1535079, 5,600.0000 SQ.FT. & IMPS. KENTLAND LOT 14 BLK B; ASSMT \$151,200 LIB 00000 FL 000; ASSESSED TO ROSS DENA H.; KNOWN AS 7110 EAST FOREST RD LANDOVER MD 20785,  
Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division  
CAE 18-44983**

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

Prince George's County, described as follows: Tax Account No 1535079, 5,600.0000 SQ.FT. & IMPS. KENTLAND LOT 14 BLK B; ASSMT \$151,200 LIB 00000 FL 000; ASSESSED TO ROSS DENA H.; KNOWN AS 7110 EAST FOREST RD LANDOVER MD 20785.

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

It is thereupon this 4th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 29th day of March, 2019, warning all persons interested in the property to appear in this Court by the 7th day of May, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133490 (3-14,3-21,3-28)

**ORDER OF PUBLICATION**

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

vs.

DONAT H DILLON  
MARVA DILLON  
NEIL DILLON  
JUDITH HARLEY  
DANVILLE DILLON  
ESTATE OF ARBEDELLA B DILLON  
PETER DILLON  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1440692, ESTATES; 9,574.0000 SQ.FT. & IMPS. OLDE BEAVER DAM LOT 25 BLK A; ASSMT \$45,600 LIB 13866 FL 030; ASSESSED TO DILLON ARBEDELLA B ET AL.; KNOWN AS 6423 COUNTRY CLUB CT LANDOVER MD 20785,  
Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division  
CAE 19-00025**

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

Prince George's County, described as follows: Tax Account No 1440692, ESTATES; 9,574.0000 SQ.FT. & IMPS. OLDE BEAVER DAM LOT 25 BLK A; ASSMT \$45,600 LIB 13866 FL 030; ASSESSED TO DILLON ARBEDELLA B ET AL.; KNOWN AS 6423 COUNTRY CLUB CT LANDOVER MD 20785.

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

It is thereupon this 4th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 29th day of March, 2019, warning all persons interested in the property to appear in this Court by the 7th day of May, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133491 (3-14,3-21,3-28)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

BRENDA M. ADAMS  
8706 Great Gorge Way  
Upper Marlboro, MD 20772

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-28712**

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8706 Great Gorge Way, 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 22nd day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$195,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133386 (2-28,3-7,3-14)

**NOTICE**

IN THE MATTER OF:  
Jordyn Capri Booker

FOR THE CHANGE OF NAME TO:  
Jordyn Capri Brown

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 18-29500**

A Petition has been filed to change the name of (Minor Child(ren)) Jordyn Capri Booker to Jordyn Capri Brown.

The latest day by which an objection to the Petition may be filed is April 1, 2019.

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

133478 (3-14)

**ORDER OF PUBLICATION**

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

vs.

STERLING PARKER  
GERALDINE PARKER  
JOY PARKER  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1740653, 18,236.0000 SQ.FT. & IMPS. LITTLE WASHINGTON LOT 1 BLK B; ASSMT \$192,433 LIB 00000 FL 000; ASSESSED TO PARKER STERLING & GERALDINE ETL.; KNOWN AS 9100 DARCY RD UPPER MARLBORO MD 20774,  
Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division  
CAE 19-00026**

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

Prince George's County, described as follows: Tax Account No 1740653, 18,236.0000 SQ.FT. & IMPS. LITTLE WASHINGTON LOT 1 BLK B; ASSMT \$192,433 LIB 00000 FL 000; ASSESSED TO PARKER STERLING & GERALDINE ETL.; KNOWN AS 9100 DARCY RD UPPER MARLBORO MD 20774.

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

It is thereupon this 4th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 29th day of March, 2019, warning all persons interested in the property to appear in this Court by the 7th day of May, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133492 (3-14,3-21,3-28)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JANET SERRANT-LEE  
13006 Linganore Place  
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-35952**

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13006 Linganore Place, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$381,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133385 (2-28,3-7,3-14)

**NOTICE**

IN THE MATTER OF:  
Kymari Dallas Lee

FOR THE CHANGE OF NAME TO:  
Kymari Dallas Ashton

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 18-49489**

A Petition has been filed to change the name of (Minor Child(ren)) Kymari Dallas Lee to Kymari Dallas Ashton.

The latest day by which an objection to the Petition may be filed is April 1, 2019.

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

133479 (3-14)

**LEGALS**

**ORDER OF PUBLICATION**

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

vs.

11701 LOCUST DALE CT LLC  
SANTORINI CAPITAL LLC  
RUSSELL S DRAZIN, TRUSTEE  
JASON A PARDO, TRUSTEE  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0711135, 2,0700 ACRES & IMPS. LOCUST GROVE LOT 6 BLK A; ASSMT \$888,300 LIB 38435 FL 371; ASSESSED TO 11701 LOCUST DALE CT LLC; KNOWN AS 11701 LOCUST DALE CT BOWIE MD 20721,  
Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division  
CAE 19-02119**

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

Prince George's County, described as follows: Tax Account No 0711135, 2,0700 ACRES & IMPS. LOCUST GROVE LOT 6 BLK A; ASSMT \$888,300 LIB 38435 FL 371; ASSESSED TO 11701 LOCUST DALE CT LLC; KNOWN AS 11701 LOCUST DALE CT BOWIE MD 20721.

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

It is thereupon this 4th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 29th day of March, 2019, warning all persons interested in the property to appear in this Court by the 7th day of May, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133493 (3-14,3-21,3-28)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

Tiffany Hall  
a/k/a Tiffany Renee English  
10301 45th Place #T-2  
Beltsville, MD 20705

Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-04340**

Notice is hereby given this 19th day of February, 2019, 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 19th day of March, 2019, 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 19th day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$81,000.00. The property sold herein is known as 10301 45th Place #T-2, Beltsville, MD 20705.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133363 (2-28,3-7,3-14)

**NOTICE**

IN THE MATTER OF:  
Nayeli Daniela Duarte Luna

FOR THE CHANGE OF NAME TO:  
Nayeli Luna Salas

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 19-05093**

A Petition has been filed to change the name of (Minor Child(ren)) Nayeli Daniela Duarte Luna to Nayeli Luna Salas.

The latest day by which an objection to the Petition may be filed is April 1, 2019.

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

133480 (3-14)

**LEGALS**

**ORDER OF PUBLICATION**

SEYED MOSTAFA ABEDIYEH  
Plaintiff

v.

GUNTHER DEVELOPMENT

And

HERBERT A. CALLIHAN and  
CHERIE L. KUHN

And

Allen D. Lord and Susan Lord  
Prince George's County, Maryland

And

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

Prince George's County, described as follows: Tax Account No. 2078640, 18 Election District; Lots 1, 2, 3, 4, 5 Containing approximately 10,000 SQ.FT Gr Capitol Heights BLK 23, Map 72, Grid E2, Plat No. A-0867; Assmt \$8,800.00 Liber 27048 Fl. 510; Address Fable Street Capitol Heights, Maryland 20743  
Defendants

**In the Circuit Court for Prince George's County, Maryland  
CAE 18-14651**

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: Fable Street, Capitol Heights, Maryland 20743  
Account Number: 18-2078640  
Description: Lots 1, 2, 3, 4, 5 containing approximately 10,000 SQ. FT. Gr Capitol Heights BLK 23, Map 72, Grid E2, Plat No A-0867  
Assmt: \$8,800.00  
Liber/Folio: 27048/510  
Assessed To: Gunther Development, Herbert A, Callihan & Cherie L. Kuhn, and Allen D. Lord & Susan Lord

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 4th day of March, 2019, 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 (3) successive weeks, on or before the 29th day of March, 2019, warning all persons interested in the said properties to be and appear in this Court by the 7th day of May, 2019, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133494 (3-14,3-21,3-28)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

VESTERIA E. LOWNDES  
342 Laurel Avenue  
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-45013**

Notice is hereby given this 4th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 342 Laurel Avenue, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 4th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$171,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133499 (3-14,3-21,3-28)

**ORDER OF PUBLICATION**

PORCIER-MILLER, LLC  
Plaintiff

v.

ROSCOE C JOHNSON et al.

Defendants

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

**Case No.: CAE 18-50984**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situated and lying in Prince George's County, sold by the Director of Finance for the Office of Finance for Prince George's County and the State of Maryland to the above-captioned Plaintiff in this proceeding:

Property Address: 13106 Martin Road, Brandywine, Maryland 20613

PIN: 04-258202

Legal Description: Being for the same at a stone standing on the northerly side of the Martin County Road which runs from Brandywine to Naylor, running thence (1) N 10° E - 572' across an open field to a pipe standing in the woods 40' from the edge of the aforesaid field thence through said woods (2) S 80° E - 366' to a stone standing in a fence line on the easterly edge of the old county road (the present Martin County Road now having been relocated), thence along said fence (3) S 11° W - 310' to the southerly edge of surfacing of New Martin County Road (the center of the Old Martin County Road), passing in transit a stone at 230' of said course at the termination of the aforesaid fence line, thence (4) S 64° W - 445' more or less to the place of beginning 2.70 acres more or less and subject to the county road aforesaid. The foregoing courses and distances being ascertained by pacing with a hand compass and are approximate only, the actual monuments hereinbefore described, more accurately marking the proposed conveyance herein. All as described by W. Banks, County Surveyor, on 12/24/58.

UPON CONSIDERING of the Complaint to Foreclose All Rights of Redemption in the real property commonly known as 13106 Martin Road, Brandywine, Maryland 20613 (the "Property") filed by Plaintiff, and any answer thereto, it is thereupon this 4th day of March, 2019, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that the Defendants in the above-captioned case be and hereby may be served by publication of a Notice at least once a week in each of three (3) successive weeks in The Prince George's Post, a newspaper of general circulation in Prince George's County, Maryland, in accordance with Maryland Tax-Property Code Ann. §14-840, on or before the 29th day of March, 2019, warning all persons interested in the Property to appear in this Court by the 7th day of May, 2019, and redeem the Property and answer the Complaint or thereafter a Final Judgment shall be entered foreclosing all rights of redemption in the Property and vesting title in the above-captioned Plaintiff, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133495 (3-14,3-21,3-28)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LULA LATHAN  
9312 Ogden Place  
Lan

**LEGALS**

**ORDER OF PUBLICATION**

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

PLAINTIFF

V.

SAEID ALLAFAI

SERVE: 4200 EMERSON STREET  
HYATTSVILLE, MD 20781

SERVE: 11910 MONTGOMERY  
VILLAGE, #100  
MONTGOMERY VILLAGE MD  
20886

AND

CAPITAL PARTNERS GROUP,  
LLC

SERVE: JACK S. GUNN, RESI-  
DENT AGENT  
6804 TRELKLER ROAD  
LANHAM, MD 20706

AND

POTOMAC CAPITAL PARTNERS,  
LLC

SERVE: GARY PARSONS, RESI-  
DENT AGENT  
11009 STANMORE DRIVE  
POTOMAC, MD 20854

AND

GARY B. FULLER, TRUSTEE

SERVE: 2740 CHAIN BRIDGE  
ROAD  
VIENNA, VA. 22181

AND

DOUGLAS E. BYWATER,  
TRUSTEE

SERVE: 2740 CHAIN BRIDGE  
ROAD  
VIENNA, VA. 22181

AND

LANDGREEN GROUP, LLC

SERVE: STATE DEPARTMENT OF  
ASSESSMENTS AND TAXATION  
301 W. PRESTON ST., ROOM 801  
BALTIMORE, MD 21201

SERVE: 3501 HAMILTON STREET,  
STE 201  
HYATTSVILLE, MD 20782

AND

JAMES J. FITZGIBBONS,  
TRUSTEE

SERVE: 13321 NEW HAMPSHIRE  
AVENUE, STE 110,  
SILVER SPRING, MD 20904

AND

JAY B. GOLDBERG

SERVE: 6175 DEVON DRIVE  
COLUMBIA, MD 21044

AND

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

4200 EMERSON STREET  
HYATTSVILLE, MD 20781

AND

PRINCE GEORGE'S COUNTY  
MARYLAND

SERVE: JARED MCCARTHY, ESQ.  
COUNTY ATTORNEY  
1301 MCCORMICK DRIVE, STE  
4100  
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE  
PROPERTY:

4200 EMERSON STREET  
HYATTSVILLE, MD 20781

The unknown owner's heirs, de-  
visees, and Personal Representa-  
tives and their or any of their heirs,  
devisees, executors, administrators,  
grantees, assigns, or successors in  
right, title and interest

Defendants

**In the Circuit Court for  
Prince George's County,  
Maryland  
CASE NO.:  
CAE 18-49034**

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

All that property in Prince George's  
County described as: 7,500.0000  
Sq.Ft. & Imps. Mt Rainer-Rogers  
Lot 1 Blk 10, Assmt \$292,300 Lib  
04836 FL 654, located at 3001 Shep-  
herd Street, Mount Rainer, Mary-  
land 20712, Tax Account No.  
17-1851419, Deed Ref. 4836/654 and  
assessed to Thorne, Glandus & Lu-  
cille.

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

It is thereupon this 4th day of  
March, 2019, by the Circuit Court  
for Prince George's County:

ORDERED, That notice be given  
by the insertion of a copy of this  
Order in some newspaper having a  
general circulation in Prince  
George's County once a week for  
three (3) successive weeks on or be-

fore the 29th day of March, 2019,  
warning all persons interested in the  
property to appear in this Court by the  
7th day of May, 2019, and re-  
deem the property described above  
and answer the Complaint or there-  
after a Final Judgment will be en-  
tered foreclosing all rights of  
redemption in the property, and  
vesting in the Plaintiff a title, free  
and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133489 (3-14,3-21,3-28)

**LEGALS**

**ORDER OF PUBLICATION**

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

PLAINTIFF

V.

ZELMIRA B. ROBINSON

SERVE: 8303 NAVAHOE DRIVE  
SILVER SPRING, MD 20903

AND

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

8303 NAVAHOE DRIVE  
SILVER SPRING, MD 20903

AND

PRINCE GEORGE'S COUNTY  
MARYLAND

SERVE: JARED MCCARTHY, ESQ.  
COUNTY ATTORNEY  
1301 MCCORMICK DRIVE, STE  
4100  
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE  
PROPERTY:

8303 NAVAHOE DRIVE  
SILVER SPRING, MD 20903

The unknown owner's heirs, de-  
visees, and Personal Representa-  
tives and their or any of their heirs,  
devisees, executors, administrators,  
grantees, assigns, or successors in  
right, title and interest

Defendants

**In the Circuit Court for  
Prince George's County,  
Maryland  
CASE NO.:  
CAE 18-49035**

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

All that property in Prince George's  
County described as: 3,750.0000  
Sq.Ft. & Imps. New Hampshire Lot  
37 Blk J, Assmt \$197,267 Lib 03770  
FL 111, located at 8303 Navahoe  
Drive, Silver Spring, Maryland  
20903, Tax Account No. 17-1951078,  
Deed Ref. 3770/111 and assessed to  
Robinson, Joseph F & Zilmira B.

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

It is thereupon this 4th day of  
March, 2019, by the Circuit Court  
for Prince George's County:

ORDERED, That notice be given  
by the insertion of a copy of this  
Order in some newspaper having a  
general circulation in Prince  
George's County once a week for  
three (3) successive weeks on or be-  
fore the 29th day of March, 2019,  
warning all persons interested in the  
property to appear in this Court by the  
7th day of May, 2019, and re-  
deem the property described above  
and answer the Complaint or there-  
after a Final Judgment will be en-  
tered foreclosing all rights of  
redemption in the property, and  
vesting in the Plaintiff a title, free  
and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133488 (3-14,3-21,3-28)

**NOTICE**

IN THE MATTER OF:  
Evelyn Yamileth Amaya

FOR THE CHANGE OF  
NAME TO:  
Evelyn Yamileth Amaya Aparicio

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-05115**

A Petition has been filed to change  
the name of (Minor Child(ren)) Evely-  
n Yamileth Amaya to Evelyn  
Yamileth Amaya Aparicio.

The latest day by which an objection  
to the Petition may be filed is  
April 1, 2019.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
133481 (3-14)

**LEGALS**

**ORDER OF PUBLICATION**

RE ASSET EV SP LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

LACHANDRA N WASHINGTON  
Prince George's County, Maryland

AND

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

Prince George's County, described  
as follows: Tax Account No 2267383,  
UNIT 1505; 3,840.0000 SQ.FT. &  
IMPS. FRENCHMANS CREEK C;  
ASSMT \$35,000 LIB 39359 FL 190  
UNIT 1505; ASSESSED TO WASH-  
INGTON LACHANDRA N.;  
KNOWN AS 5542 KAREN ELAINE  
DR HYATTSVILLE MD 20784  
CONDO UNIT: 1505.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 18-44242**

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

Prince George's County, described  
as follows: Tax Account No 2267383,  
UNIT 1505; 3,840.0000 SQ.FT. &  
IMPS. FRENCHMANS CREEK C;  
ASSMT \$35,000 LIB 39359 FL 190  
UNIT 1505; ASSESSED TO WASH-  
INGTON LACHANDRA N.;  
KNOWN AS 5542 KAREN ELAINE  
DR HYATTSVILLE MD 20784  
CONDO UNIT: 1505.

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

It is thereupon this 19th day of Fe-  
bruary, 2019, by the Circuit Court for  
Prince George's County, Maryland,  
ORDERED, That notice be given by  
the insertion of a copy of this Order  
in some newspaper having general  
circulation in Prince George's  
County, Maryland, once a week for  
three (3) successive weeks, on or be-  
fore the 15th day of March, 2019,  
warning all persons interested in the  
property to appear in this Court by the  
23rd day of April, 2019, and re-  
deem the property herein described  
and answer the complaint or there-  
after a final judgment will be en-  
tered foreclosing all rights of  
redemption in the property, and  
vesting in the plaintiff a title, free  
and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133345 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

RE ASSET EV SP LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

UV PROPERTIES LLC  
GCA EQUITY PARTNERS PR LLC,  
TRUSTEE OF THE GCA EQUITY  
PARTNERS PR LLC TRUST-  
PHEASANT RIDGE  
GCA EQUITY PARTNERS PR LLC  
TRUSTEE OF THE GCA EQUITY  
PARTNERS PR LLC TRUST-  
PHEASANT RIDGE #1B  
SECURED REAL ESTATE INCOME  
FUND I LLC  
WANDA W DEBORD, TRUSTEE  
Prince George's County, Maryland

AND

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

Prince George's County, described  
as follows: Tax Account No 3947736,  
20,010.0000 SQ.FT. & IMPS. WEST  
WOODS LOT 5; ASSMT \$80,500 LIB  
35193 FL 307; ASSESSED TO UV  
PROPERTIES LLC.; KNOWN AS  
13209 OLD FLETCHERTOWN RD  
BOWIE MD 20720.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 18-44243**

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

Prince George's County, described  
as follows: Tax Account No 3947736,  
20,010.0000 SQ.FT. & IMPS. WEST  
WOODS LOT 5; ASSMT \$80,500 LIB  
35193 FL 307; ASSESSED TO UV  
PROPERTIES LLC.; KNOWN AS  
13209 OLD FLETCHERTOWN RD  
BOWIE MD 20720.

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

It is thereupon this 19th day of Fe-  
bruary, 2019, by the Circuit Court for  
Prince George's County, Maryland,  
ORDERED, That notice be given by  
the insertion of a copy of this Order  
in some newspaper having general

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BETTYE REVIS**

Notice is given that Alexis Revis  
Yeoman, whose address is 6300 -  
44th Avenue, University Park, MD  
20782, was on March 07, 2019 ap-  
pointed personal representative of  
the small estate of Bettye Revis who  
died on March 19, 2010 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 repre-  
sentative or the attorney.

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

All persons having claims against  
the decedent must serve their claims  
on the undersigned personal repre-  
sentative or file them with the Reg-  
ister of Wills with a copy to the  
undersigned on or before the earlier  
of the following dates:

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

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

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

ALEXIS REVIS YEOMAN  
Personal Representative

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

Estate No. 112907  
133505 (3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JONTE MALIK BROOKS  
ANTOINETTE TIFFANY MILLER  
2706 Keith Street  
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-10995**

Notice is hereby given this 19th  
day of February, 2019 by the Circuit  
Court for Prince George's County,  
Maryland, that the sale of the prop-  
erty mentioned in these proceedings  
and described as 2706 Keith Street,  
Temple Hills, MD 20748, made and  
reported by the Substitute Trustee,  
will be RATIFIED AND CON-  
FIRMED, unless cause to the con-  
trary thereof be shown on or before  
the 19th day of March, 2019, pro-  
vided a copy of this NOTICE be in-  
serted in some newspaper printed  
in said County, once in each of three  
successive weeks before the 19th  
day of March, 2019.

The report states the purchase  
price at the Foreclosure sale to be  
\$147,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133374 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff,

v.

ROBERT W & ALICE M CARNEY  
Francis & Brenda White  
Unknown Occupant  
Unknown Owners

Brian Gormley  
10605 Concord St., Ste 440  
Kensington, MD 20895  
866-375-8940

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RIVERS D. MCCREARY JR**

Notice is given that Rivers D Mc-  
Creary III, whose address is 17 East  
Huntington Circle, Dover, DE  
19904, was on October 16, 2018 ap-  
pointed personal representative of  
the small estate of Rivers D. Mc-  
Creary Jr., who died on December 4,  
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 repre-  
sentative or the attorney.

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

All persons having claims against  
the decedent must serve their claims  
on the undersigned personal repre-  
sentative or file them with the Reg-  
ister of Wills with a copy to the  
undersigned on or before the earlier  
of the following dates:

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

(2) Thirty days after the personal  
representative mails or otherwise  
delivers to the creditor a copy of this  
published notice or other written no-  
tice, notifying the creditor that the  
claims will be barred unless the cred-  
itor presents the claim within thirty  
days from the mailing or other deliv-  
ery of the notice.

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

RIVERS D MCCREARY III  
Personal Representative

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

Estate No. 111638  
133506 (3-14)

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**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**

**2413 BAIKAL LOOP  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated October 13, 2010 and recorded in Liber 32149, Folio 295 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,000.00, 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

**APRIL 2, 2019 AT 11:10 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 \$28,000 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. 313325-3)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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

133464 (3-14,3-21,3-28)

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

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

**5307 LUDLOW DRIVE  
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Carla Johnson, dated February 21, 2013, and recorded in Liber 34614 at folio 457 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 26, 2019  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 17-603363)

**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

133397 (3-7,3-14,3-21)

**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**

**4718 NEW KENT DR.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated February 23, 2006 and recorded in Liber 25180, Folio 78 among the Land Records of Prince George's County, MD, with an original principal balance of \$438,750.00, 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

**APRIL 2, 2019 AT 11:12 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and 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 \$44,000 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. 195921-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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

133466 (3-14,3-21,3-28)

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

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

**9013 HORTON ROAD  
LAUREL, MARYLAND 20708**

By virtue of the power and authority contained in a Deed of Trust from Felicia I. Duah, dated June 3, 2006, and recorded in Liber 25953 at folio 383 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 26, 2019  
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 \$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 # 18-602750)

**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

133401 (3-7,3-14,3-21)

**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**

**1120 GLACIER AVE.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated January 20, 2015 and recorded in Liber 36687, Folio 456 among the Land Records of Prince George's County, MD, with an original principal balance of \$151,111.00, 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

**APRIL 2, 2019 AT 11:14 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 \$14,000 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. 332191-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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

133468 (3-14,3-21,3-28)

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

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

**7002 EMERSON STREET  
HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Joycelyn Estrada, dated May 28, 2008, and recorded in Liber 29784 at folio 101 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 19, 2019  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602961)

**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

133287 (2-28,3-7,3-14)

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GREGORY RICH**

Notice is given that Derrick Rich, whose address is 315 Ellsworth Place, Oxon Hill, MD 20745, was on February 19, 2019 appointed Personal Representative of the estate of Gregory Rich who died on January 20, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of August, 2019.

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 hereafter. Claim forms may be obtained from the Register of Wills.

**DERRICK RICH**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 112374  
133425 (3-7,3-14,3-21)

**PRINCE GEORGE'S COUNTY  
GOVERNMENT  
BOARD OF LICENSE  
COMMISSIONERS**

**NOTICE OF PUBLIC  
HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on April 25, 2019 and will be heard on June 25, 2019. Those licenses are:

Class D, Beer and Wine – 17 DW 73, 17 DW 74, 17 DW 75

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

A Public Hearing is scheduled for April 3, 2019 at 7:00 p.m. and April 10, 2019 at 7:00 p.m., at the 9200 Basil Court, Room 410, Largo, Maryland, 20774. The Board will consider the agenda as posted that day.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Kelly E. Markomanolakis  
Administrative Assistant  
February 27, 2019

133447 (3-7,3-14)

**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.

Gian Carlo Carattini  
AND  
Mayra I. Carattini  
AND  
Declan David Jarry III  
11914 Liliun Lane  
Glenn Dale, MD 20769  
Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-44523**

Notice is hereby given this 28th day of February, 2019, 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 28th day of March, 2019, 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 28th day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$385,000.00. The property sold herein is known as 11914 Liliun Lane, Glenn Dale, MD 20769.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
133444 (3-7,3-14,3-21)

**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.

Siziwe Mdlongwa  
15817 Palai Turn Road  
Bowie, MD 20716  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-03770**

Notice is hereby given this 28th day of February, 2019, 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 28th day of March, 2019, 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 28th day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$202,920.00. The property sold herein is known as 15817 Palai Turn Road, Bowie, MD 20716.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
133443 (3-7,3-14,3-21)

**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.

Brenda Wright Wilson, Personal Representative for the Estate of Charles Alfred Wilson  
10907 Wharton Drive  
Upper Marlboro, MD 20774  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-26321**

Notice is hereby given this 26th day of February, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of March, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 26th day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$282,336.40. The property sold herein is known as 10907 Wharton Drive, Upper Marlboro, MD 20774.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
133421 (3-7,3-14,3-21)

**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.

Ingram Munn  
AND  
Zelda King,  
Personal Representative for the Estate of Margarene W. Munn  
907 Manor House Drive  
Upper Marlboro, MD 20774  
Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-39193**

Notice is hereby given this 28th day of February, 2019, 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 28th day of March, 2019, 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 28th day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$376,000.00. The property sold herein is known as 907 Manor House Drive, Upper Marlboro, MD 20774.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
133445 (3-7,3-14,3-21)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
MARY W. WEST**

Estate No.: 111957

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Diane Murrell Milli for judicial probate of the will dated 08/20/2009 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **April 09, 2019 at 9:30 AM.**

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

REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
CERETA A. LEE  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
133427 (3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

GEORGE BRIGHT, JR.  
ROCHELLE ALDRIDGE-PROCTOR  
ANTHONY DEWAYNE PROCTOR  
8304 Bernard Drive  
Fort Washington, MD 20744  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-17707**

Notice is hereby given this 25th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8304 Bernard Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$267,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
133392 (3-7,3-14,3-21)

**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.

Sara Dyson  
7010 Racetrack Road  
Bowie, MD 20715  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-35980**

Notice is hereby given this 25th day of February, 2019, 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 25th day of March, 2019, 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 25th day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$184,910.00. The property sold herein is known as 7010 Racetrack Road, Bowie, MD 20715.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
133393 (3-7,3-14,3-21)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
WILLIAM PETER QUEEN**

Estate No.: 112535

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Kevin F. Boone for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **April 05, 2019 at 9:30 AM.**

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

REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
CERETA A. LEE  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
133429 (3-7,3-14)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
PATRICIA ANN CONLIN**

Estate No.: 112652

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Perry Becker for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **April 05, 2019 at 9:30 AM.**

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

REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
CERETA A. LEE  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
133428 (3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

DEYMON L. CHILDS  
TEIA E. PERRYMAN  
3702 Dianna Road  
Suitland, MD 20746  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-20118**

Notice is hereby given this 27th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3702 Dianna Road, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of March, 2019, 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 27th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$187,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
133430 (3-7,3-14,3-21)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ELSIE L. GOMES  
PAUL D. HUDSON, JR.  
4150 Silver Park Terrace  
Suitland, MD 20746  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-36014**

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4150 Silver Park Terrace, 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 28th day of March, 2019, 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 28th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$194,583.17.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
133431 (3-7,3-14,3-21)

**NOTICE**

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

vs.

Rochelle T. Branch  
Defendant

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

**CIVIL NO. CAEF 18-41192**

ORDERED, this 27th day of February, 2019 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3229 Chester Grove Road, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of March, 2019 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 27th day of March, 2019, next.

The report states the amount of sale to be \$82,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
133438 (3-7,3-14,3-21)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ESSIE CHARLES  
RONNIE CHARLES  
6222 Kolb Street  
Capitol Heights, MD 20743  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-35956**

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6222 Kolb 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 28th day of March, 2019, 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 28th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$186,200.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
133432 (3-7,3-14,3-21)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

HASAN JONES  
3604 Jervis Place  
Clinton, MD 20735  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-27813**

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3604 Jervis Place, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, 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 28th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$251,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
133433 (3-7,3-14,3-21)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

AHMED KOTEY  
7126 Ora Glen Court  
Greenbelt, MD 20770  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-10576**

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7126 Ora Glen Court, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$216,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
133375 (2-28,3-7,3-14)

**NOTICE**

IN THE MATTER OF:  
Davis Noe Avalos-Galicia

FOR THE CHANGE OF  
NAME TO:  
Davis Noe Avalos

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-04736**

A Petition has been filed to change the name of Davis Noe Avalos-Galicia to Davis Noe Avalos.

The latest day by which an objection to the Petition may be filed is April 1, 2019.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
133482 (3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JUAN MORRISON  
5604 Glover Park Drive  
Upper Marlboro, MD 20772  
Defendant(s)

**LEGALS**

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

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

7705 24TH AVENUE  
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Juan Rios Escobar and Alba Alvarado, dated August 31, 2007 and recorded in Liber 28794, Folio 156 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$385,000.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 19, 2019 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 \$40,000.00 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

133297 (2-28,3-7,3-14)

**LEGALS**

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

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

12201 CASTLEWALL COURT  
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Tonya B. Prince and Ronald H. Prince, dated June 21, 2006 and recorded in Liber 25593, Folio 24 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$345,600.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 19, 2019 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 \$33,000.00 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

133292 (2-28,3-7,3-14)

**LEGALS**

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

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

6511 MEDWICK DRIVE  
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Crystal R. Henderson and Camille Esthel Henderson, dated May 23, 2008 and recorded in Liber 29808, Folio 70 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$163,674.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 19, 2019 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 \$20,000.00 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

133293 (2-28,3-7,3-14)

**LEGALS**

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

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

2500 KENT VILLAGE DRIVE #2500  
LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Tya Travers, dated August 17, 2009, and recorded in Liber 30959 at folio 349 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

**APRIL 2, 2019**  
**AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 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 5.5% 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 # 18-603385)

**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

133454 (3-14,3-21,3-28)

**LEGALS**

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

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

2707 ENTERPRISE ROAD  
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Ezenwanyi E. Ahaghotu, dated September 25, 2015, and recorded in Liber 37507 at folio 562 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 19, 2019**  
**AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$40,000.00 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 # 17-602284)

**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

133288 (2-28,3-7,3-14)

**LEGALS**

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

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

8803 ROYAL RIDGE LANE  
LAUREL, MARYLAND 20788

By virtue of the power and authority contained in a Deed of Trust from Fausto Guillen Flores and Manfredo Orlando Mejia, dated June 30, 2014, and recorded in Liber 36263 at folio 105 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 19, 2019**  
**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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 17-602984)

**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

133289 (2-28,3-7,3-14)





**LEGALS**

**NOTICE**

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

vs.

Carolyn Mabry-Martín,  
Valerie Atkinson-Leigh and  
Stephen Eric Leigh Jr.  
Defendants

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

**CIVIL NO. CAEF 18-21839**

ORDERED, this 25th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7206 Brickyard Station Drive, Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of March, 2019 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 25th day of March, 2019, next.

The report states the amount of sale to be \$332,120.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133391 (3-7,3-14,3-21)

**ORDER OF PUBLICATION**

RE ASSET EV SP LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106  
Plaintiff

vs.

SHIRL D TYLER  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 3794542, UNIT 1; 1,849,000 SQ.FT. & IMPS. THE MARKHAM VIEW C; ASSMT \$70,000 LIB 0000 FL 000 UNIT 1; ASSESSED TO TYLER SHIRL D.; KNOWN AS 2500 MARKHAM LN LANDOVER 20785 CONDO UNIT: 1.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 18-44245**

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

Prince George's County, described as follows: Tax Account No 3794542, UNIT 1; 1,849,000 SQ.FT. & IMPS. THE MARKHAM VIEW C; ASSMT \$70,000 LIB 0000 FL 000 UNIT 1; ASSESSED TO TYLER SHIRL D.; KNOWN AS 2500 MARKHAM LN LANDOVER 20785 CONDO UNIT: 1.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133348 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

RE ASSET EV SP LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106  
Plaintiff

vs.

TITO G SALAZAR  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1057074, T-DT S/B 07/21 /04 L19998 F505; 1,445,000 SQ.FT. & IMPS. THE VISTAS AT LAUR; ASSMT \$80,000 LIB 38778 FL 519 UNIT 45; ASSESSED TO SALAZAR TITO G.; KNOWN AS 14013 VISTA DR UNIT 45 LAUREL MD 20707.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 18-44247**

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

Prince George's County, described as follows: Tax Account No 1057074, T-DT S/B 07/21 /04 L19998 F505; 1,445,000 SQ.FT. & IMPS. THE VISTAS AT LAUR; ASSMT \$80,000 LIB 38778 FL 519 UNIT 45; ASSESSED TO SALAZAR TITO G.; KNOWN AS 14013 VISTA DR UNIT 45 LAUREL MD 20707.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133350 (2-28,3-7,3-14)

**NOTICE**

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

vs.

ROBERT MILLER  
SHERYL MILLER  
6403 Juanita Court  
Suitland, MD 20746  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-23882**

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6403 Juanita Court, 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 28th day of March, 2019, 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 28th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$191,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133434 (3-7,3-14,3-21)

**ORDER OF PUBLICATION**

RE ASSET EV SP LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106  
Plaintiff

vs.

ZELALEM GETAHUN TEKLE  
AZEB KETEMA  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 505479, BLDG 3 UNIT 39 28D; 1,189,000 SQ.FT. & IMPS. STONEGATE CONDO- P; ASSMT \$62,000 LIB 39432 FL 048 UNIT 3928 D; ASSESSED TO TEKLE ZELALEM G ETAL.; KNOWN AS 3928 D STONE GATE DR SUITLAND MD 20746.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 18-44246**

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

Prince George's County, described as follows: Tax Account No 505479, BLDG 3 UNIT 39 28D; 1,189,000 SQ.FT. & IMPS. STONEGATE CONDO- P; ASSMT \$62,000 LIB 39432 FL 048 UNIT 3928 D; ASSESSED TO TEKLE ZELALEM G ETAL.; KNOWN AS 3928 D STONE GATE DR SUITLAND MD 20746.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for

Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133349 (2-28,3-7,3-14)

**LEGALS**

**ORDER OF PUBLICATION**

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

vs.

USANDRA STOVER  
CONSTELLATION FCU  
RAYMOND HERSCHTHAL  
TRUSTEE  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1584887, 10,890,000 SQ.FT. & IMPS. WOOD POINTE PLAT 1 LOT 36 BLK C; ASSMT \$321,300 LIB 11415 FL 663; ASSESSED TO STOVER USANDRA.; KNOWN AS 10603 WOOD POINTE CT GLENN DALE MD 20769.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 18-44977**

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

Prince George's County, described as follows: Tax Account No 1584887, 10,890,000 SQ.FT. & IMPS. WOOD POINTE PLAT 1 LOT 36 BLK C; ASSMT \$321,300 LIB 11415 FL 663; ASSESSED TO STOVER USANDRA.; KNOWN AS 10603 WOOD POINTE CT GLENN DALE MD 20769.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133324 (2-28,3-7,3-14)

**NOTICE**

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

vs.

Roberto C Jimenez and  
Josefina C Jimenez  
Defendants

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

**CIVIL NO. CAEF 18-10628**

ORDERED, this 27th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5205 Church Road, Bowie, Maryland 20720 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 27th day of March, 2019 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 27th day of March, 2019, next.

The report states the amount of sale to be \$300,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133439 (3-7,3-14,3-21)

**LEGALS**

**ORDER OF PUBLICATION**

RE ASSET EV SP LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106  
Plaintiff

vs.

OMOTAYO OMOTUNDE  
US BANK NATIONAL ASSOCIATION  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1095611, 2,222,000 SQ.FT. & IMPS. BROOKMILL CONDO; ASSMT \$72,667 LIB 00000 FL 000 UNIT 224 BLDG 16; ASSESSED TO OMOTUNDE OMOTAYO; KNOWN AS 15714 DORSET RD APT 304 LAUREL MD 20707-5350.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 18-44248**

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

Prince George's County, described as follows: Tax Account No 1095611, 2,222,000 SQ.FT. & IMPS. BROOKMILL CONDO; ASSMT \$72,667 LIB 00000 FL 000 UNIT 224 BLDG 16; ASSESSED TO OMOTUNDE OMOTAYO; KNOWN AS 15714 DORSET RD APT 304 LAUREL MD 20707-5350.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133351 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

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

vs.

SKYE-TMB INC  
CAPITAL BANK, NA  
JOANIE KREGER, TRUSTEE  
SCOT BROWNING, TRUSTEE  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1440890, PT PAR 10 - L4 177 F31813833F8371 3638 F179(.36A) DF R PG COLL2916F106; 61.7200 ACRES.; ASSMT \$759,200 MAP 074 GRID D1 PAR 010 LIB 31455 FL 478; ASSESSED TO SKYE-TMB INC (RE.); KNOWN AS 8625 CENTRAL AVE DISTRICT HEIGHTS MD 20747.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 18-44985**

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

Prince George's County, described as follows: Tax Account No 1440890, PT PAR 10 - L4 177 F31813833F8371 3638 F179(.36A) DF R PG COLL2916F106; 61.7200 ACRES.; ASSMT \$759,200 MAP 074 GRID D1 PAR 010 LIB 31455 FL 478; ASSESSED TO SKYE-TMB INC (RE.); KNOWN AS 8625 CENTRAL AVE DISTRICT HEIGHTS MD 20747.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for

**LEGALS**

**ORDER OF PUBLICATION**

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

vs.

MARGARET SLYE  
ROBIN D SLYE  
DLJ MORTGAGE CAPITAL INC  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
JOHN S BURSON, TRUSTEE  
WILLIAM M SAVAGE TRUSTEE  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0618827, 3,723,000 SQ.FT. & IMPS. BOULEVARD HEIGHTS BLK 18; ASSMT \$207,300 LIB 11232 FL 117; ASSESSED TO SLYE MARGARET & ROBIN D.; KNOWN AS 4102 WILL ST CAPITOL HEIGHTS MD 20743.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 18-44976**

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

Prince George's County, described as follows: Tax Account No 0618827, 3,723,000 SQ.FT. & IMPS. BOULEVARD HEIGHTS BLK 18; ASSMT \$207,300 LIB 11232 FL 117; ASSESSED TO SLYE MARGARET & ROBIN D.; KNOWN AS 4102 WILL ST CAPITOL HEIGHTS MD 20743.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133340 (2-28,3-7,3-14)

**LEGALS**

Perry J Becker  
Walsh, Becker, Moody & Rice  
14300 Gallant Fox Lane, Suite 218  
Bowie, MD 20715  
301-262-4400

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
KANDEH ABDUL TURAY JR

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane Suite 218, Bowie, MD 20715, was on November 21, 2018 appointed Special Administrator of the estate of Kande Abdul Turay Jr, who died on July 5, 2018 without a will.

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

Any person having a claim against the decedent must present the claim to the undersigned Special Administrator 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 Special Administrator 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.

**PERRY BECKER**  
Special Administrator

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133390 (2-28,3-7,3-14)

three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133330 (2-28,3-7,3



**LEGALS**

**NOTICE**

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

vs.

Mohammed Hossain and  
Sonia Hossain

Plaintiffs

Defendants

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

**CIVIL NO. CAEF 18-12306**

ORDERED, this 28th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3800 Thomas Spriggs Road, Bowie, Maryland 20721 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 28th day of March, 2019 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 28th day of March, 2019, next.

The report states the amount of sale to be \$532,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
133442 (3-7,3-14,3-21)

**NOTICE**

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

vs.

William T. Young Jr and  
Deborah Young

Plaintiffs

Defendants

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

**CIVIL NO. CAEF 18-20813**

ORDERED, this 28th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1312 Forest Lake Court, Bowie, Maryland 20721 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 28th day of March, 2019 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 28th day of March, 2019, next.

The report states the amount of sale to be \$288,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
133440 (3-7,3-14,3-21)

**LEGALS**

**NOTICE**

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

vs.

Dawn Jacobs

Plaintiffs

Defendant

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

**CIVIL NO. CAEF 18-17705**

ORDERED, this 28th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6004 Westchester Pk Drive Unit 202, 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 28th day of March, 2019 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 28th day of March, 2019, next.

The report states the amount of sale to be \$115,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
133441 (3-7,3-14,3-21)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

TAMMI TURNER-BENBOW  
2031 South Anvil Lane  
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-39178**

Notice is hereby given this 4th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2031 South Anvil Lane, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 4th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$186,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
133498 (3-14,3-21,3-28)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ABOUBACAR TRAORE  
1836 Metzert Road  
Unit 1008  
Hyattsville A/R/T/A Adelphi, MD  
20783

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-35989**

Notice is hereby given this 4th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1836 Metzert Road, Unit 1008, Hyattsville A/R/T/A Adelphi, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 4th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$73,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
133496 (3-14,3-21,3-28)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ERIEL E. AVERY  
15629 Birmingham Circle  
Brandywine, MD 20613

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-32348**

Notice is hereby given this 6th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15629 Birmingham Circle, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$212,500.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
133501 (3-14,3-21,3-28)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

KODJO P. ABASSA  
4520 Hatties Progress Drive  
Bowie, MD 20720

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-27853**

Notice is hereby given this 6th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4520 Hatties Progress Drive, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$401,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
133502 (3-14,3-21,3-28)

**NOTICE**

IN THE MATTER OF:  
Ashley Moni Graham Coleman

FOR THE CHANGE OF  
NAME TO:  
Ashley Moni Coleman

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-05509**

A Petition has been filed to change the name of Vivian Anthony Morris to Anthony Vivian Morris.

The latest day by which an objection to the Petition may be filed is April 1, 2019.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
133485 (3-14)

**NOTICE**

IN THE MATTER OF:  
Vivian Anthony Morris

FOR THE CHANGE OF  
NAME TO:  
Anthony Vivian Morris

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-05436**

A Petition has been filed to change the name of Vivian Anthony Morris to Anthony Vivian Morris.

The latest day by which an objection to the Petition may be filed is April 1, 2019.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
133484 (3-14)

**LEGALS**

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

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

**4851 EASTERN LANE  
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from R-jean Johnson, dated April 14, 2016 and recorded in Liber 38205, Folio 459 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$234,228.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 2, 2019 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 \$27,000.00 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

133451 (3-14,3-21,3-28)

**LEGALS**

**THE ORPHANS' COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND**  
P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
JOSEPH ALPHONSO ROGERS  
aka JOSEPH ALPHONSO  
ROGERS, JR.**  
Estate No.: 112312

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by IHSAN ROGERS for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **April 22, 2019 at 9:30 AM.**

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

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

133507 (3-14,3-21)

**THE ORPHANS' COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND**  
P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
GEORGE SYLVESTER WHITE**  
Estate No.: 112625

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by MICHAEL M. WHITE for judicial probate of the copy of the will dated 01/23/2018 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **April 10, 2019 at 9:30 AM.**

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

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

133508 (3-14,3-21)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

Toyosi A. Adebayo  
a/k/a Oloruntoyosi Adebayo  
14239 Jib Street #11  
Laurel, MD 20707

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-21800**

Notice is hereby given this 6th day of March, 2019, 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 8th day of April, 2019, 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 8th day of April, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$138,000.00. The property sold herein is known as 14239 Jib Street #11, Laurel, MD 20707.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
133504 (3-14,3-21,3-28)

**NOTICE**

JEREMY K. FISHMAN, et al.  
Substitute Trustees

vs.

JANET OGUNJEMILUA  
14950 Nashua Lane  
Bowie, MD 20716-1006

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Civil Action  
No. CAEF 17-36515**

Notice is hereby given this 4th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14950 Nashua Lane, Bowie, MD 20716-1006, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 4th day of April, 2019, 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 4th day of April, 2019, next.

The Report of Sale states the amount of the sale to be Two Hundred Fifty Thousand Eight Hundred Dollars (\$250,800.00).

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
133503 (3-14,3-21,3-28)

**THE PRINCE  
GEORGE'S POST  
NEWSPAPER  
CALL  
301-627-0900  
FAX  
301-627-6260**









**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

MATTHEW STEPHENSON  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2114023, HEIGHTS LOTS 7.8.9.10; 9,900.0000 SQ.FT. & IMPS. NORTH FAIRMONT HEI BLK F; ASSMT \$148,100 LIB 39786 FL 252; ASSESSED TO STEPHENSON MATTHEW; KNOWN AS 5907 K ST CAPITOL HEIGHTS MD 20743.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**CAE 18-44978**

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

Prince George's County, described as follows: Tax Account No 2114023, HEIGHTS LOTS 7.8.9.10; 9,900.0000 SQ.FT. & IMPS. NORTH FAIRMONT HEI BLK F; ASSMT \$148,100 LIB 39786 FL 252; ASSESSED TO STEPHENSON MATTHEW; KNOWN AS 5907 K ST CAPITOL HEIGHTS MD 20743.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133325 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

JOVONNI R SPINNER  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1520576, BLDG 8 UNIT 8- 303; 2,430.0000 SQ.FT. & IMPS. THE VISTAS AT LAKE; ASSMT \$96,000 LIB 40112 FL 134 UNIT 303; ASSESSED TO SPINNER JOVANNI R.; KNOWN AS 10421 BEACON RIDGE DR BOWIE MD 20721.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**CAE 18-44979**

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

Prince George's County, described as follows: Tax Account No 1520576, BLDG 8 UNIT 8- 303; 2,430.0000 SQ.FT. & IMPS. THE VISTAS AT LAKE; ASSMT \$96,000 LIB 40112 FL 134 UNIT 303; ASSESSED TO SPINNER JOVANNI R.; KNOWN AS 10421 BEACON RIDGE DR BOWIE MD 20721.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133326 (2-28,3-7,3-14)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

BRENDA C SUGGS  
CALVIN SUGGS  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0439869, UNIT 7229; AND IMPS. FOREST SPRING COND; ASSMT \$100,000 LIB 06460 FL 778 UNIT 7229; ASSESSED TO SUGGS BRENDAZ C & CALVIN; KNOWN AS 7229 CROSS ST DISTRICT HEIGHTS MD 20747.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**CAE 18-44980**

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

Prince George's County, described as follows: Tax Account No 0439869, UNIT 7229; AND IMPS. FOREST SPRING COND; ASSMT \$100,000 LIB 06460 FL 778 UNIT 7229; ASSESSED TO SUGGS BRENDAZ C & CALVIN; KNOWN AS 7229 CROSS ST DISTRICT HEIGHTS MD 20747.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133327 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

ROMEY COLLECTIVES LLC  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0526988, 7210-UNIT D-3; 1,623.0000 SQ. FT. & IMPS. HOLLY HILL CONDO-; ASSMT \$36,000 LIB 00000 FL 000 UNIT 7210 D; ASSESSED TO ROMEY COLLECTIVES LLC; KNOWN AS 7210 DONNELL PL DISTRICT HEIGHT MD 20747.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**CAE 18-44981**

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

Prince George's County, described as follows: Tax Account No 0526988, 7210-UNIT D-3; 1,623.0000 SQ. FT. & IMPS. HOLLY HILL CONDO-; ASSMT \$36,000 LIB 00000 FL 000 UNIT 7210 D; ASSESSED TO ROMEY COLLECTIVES LLC; KNOWN AS 7210 DONNELL PL DISTRICT HEIGHT MD 20747.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133328 (2-28,3-7,3-14)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

LUZ M SERNA  
OSCAR J MAGADAN  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0067678; 10,590.0000 SQ.FT. & IMPS BELTSVILLE LOT 1 BLK 21; ASSMT \$235,000 LIB 31300 FL 027; ASSESSED TO SERNA LUZ M & OSCAR JR MAGADAN; KNOWN AS 4916 POWDER MILL RD BELTSVILLE MD 20705.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**CAE 18-44984**

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

Prince George's County, described as follows: Tax Account No 0067678; 10,590.0000 SQ.FT. & IMPS BELTSVILLE LOT 1 BLK 21; ASSMT \$235,000 LIB 31300 FL 027; ASSESSED TO SERNA LUZ M & OSCAR JR MAGADAN; KNOWN AS 4916 POWDER MILL RD BELTSVILLE MD 20705.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133329 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

JOSEPH L THOMAS  
LILLIAN B THOMAS  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0635268, 9,600.0000 SQ.FT. & IMPS. PARKLAND LOT 29; ASSMT \$187,200 LIB 03897 FL 838; ASSESSED TO THOMAS LILLIAN B.; KNOWN AS 5911 ADDISON AVE DISTRICT HEIGHTS MD 20747.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**CAE 18-44974**

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

Prince George's County, described as follows: Tax Account No 0635268, 9,600.0000 SQ.FT. & IMPS. PARKLAND LOT 29; ASSMT \$187,200 LIB 03897 FL 838; ASSESSED TO THOMAS LILLIAN B.; KNOWN AS 5911 ADDISON AVE DISTRICT HEIGHTS MD 20747.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133332 (2-28,3-7,3-14)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JOSEPH J. DAVIS, III  
7659 East Arbery Court  
Unit 274  
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAEF 18-30655**

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7659 East Arbery Court, Unit 274, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$143,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133368 (2-28,3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JERRI R. BAILEY  
KANE L. BAILEY  
9814 Royal Commerce Place  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAEF 18-34088**

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9814 Royal Commerce Place, 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 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$211,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133369 (2-28,3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

YVONNE FENNER  
14610 Stratfield Circle  
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAEF 18-14756**

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14610 Stratfield Circle, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$350,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133370 (2-28,3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JAIRO A. JACOME  
RUDY JACOME  
SILVIA A. JACOME-NAJERA  
1825 Keokee Street  
Hyattsville, MD 20783

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAEF 18-35937**

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1825 Keokee Street, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$101,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133371 (2-28,3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LARRY HAYNES  
2513 Lime Street  
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAEF 18-35921**

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2513 Lime Street, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$170,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133372 (2-28,3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ADJA NDATA DAVIS  
AKA ADJA DAVIS  
LARRY JAMES DAVIS  
6823 Sand Cherry Way  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAEF 16-25569**

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6823 Sand Cherry Way, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$380,000.00.

MAHASIN EL AMIN

**LEGALS**

**ORDER OF PUBLICATION**

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

HERMES A YANES  
FRANCISCA D MONTEIL  
CITY LENDING INC  
THE AMERICAS TITLE GROUP,  
LLC, TRUSTEE  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0618256, LOTS 23.24; 4,000.0000 SQ.FT. & IMPS. BRADBURY HEIGHTS BLK 48; ASSMT \$192,200 LIB 39673 FL 036; ASSESSED TO YANES HERMES A ETAL; KNOWN AS 4203 SHELL ST CAPITOL HEIGHTS MD 20743.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44249**

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

Prince George's County, described as follows: Tax Account No 0618256, LOTS 23.24; 4,000.0000 SQ.FT. & IMPS. BRADBURY HEIGHTS BLK 48; ASSMT \$192,200 LIB 39673 FL 036; ASSESSED TO YANES HERMES A ETAL; KNOWN AS 4203 SHELL ST CAPITOL HEIGHTS MD 20743.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133331 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

RE ASSET EV SP LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106  
Plaintiff  
vs.

TERKEISHA WILLIAMS  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1334309, BLDG 11 UNIT 3 04 T-DT S/B 06/17/04 L19721 F185; 2,336.0000 SQ.FT. & IMPS. HUNTCREST CONDOMIN; ASSMT \$36,667 LIB 32861 FL 332 UNIT 11 304; ASSESSED TO WILLIAMS TERKEISHA.; KNOWN AS UNIT 304 3134 BRINKLEY RD TEMPLE HILLS MD 20748.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44240**

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

Prince George's County, described as follows: Tax Account No 1334309, BLDG 11 UNIT 3 04 T-DT S/B 06/17/04 L19721 F185; 2,336.0000 SQ.FT. & IMPS. HUNTCREST CONDOMIN; ASSMT \$36,667 LIB 32861 FL 332 UNIT 11 304; ASSESSED TO WILLIAMS TERKEISHA.; KNOWN AS UNIT 304 3134 BRINKLEY RD TEMPLE HILLS MD 20748.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's

County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133343 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

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

WILLIAM D TROUT  
JAMES W TROUT  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2422871, CONDOMINIUM UN IT 6012 T-2; 2,445.0000 SQ.FT. & IMPS. WESTCHESTER PARK; ASSMT \$86,000 LIB 10042 FL 015 UNIT 6012 T; ASSESSED TO TROUT WILLIAM D & JAMES W.; KNOWN AS 6012 WESTCHESTER PARK DR COLLEGE PARK MD 20740.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44973**

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

Prince George's County, described as follows: Tax Account No 2422871, CONDOMINIUM UN IT 6012 T-2; 2,445.0000 SQ.FT. & IMPS. WESTCHESTER PARK; ASSMT \$86,000 LIB 10042 FL 015 UNIT 6012 T; ASSESSED TO TROUT WILLIAM D & JAMES W.; KNOWN AS 6012 WESTCHESTER PARK DR COLLEGE PARK MD 20740.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133338 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

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

BONIFACE UCHE UGWUANYI  
SONIA ONYINYE UGWUANYI  
MATHIAS U EZENWAJIAKU  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1420249, 8TH SUPPLEMENT ARY PLAT UNIT 3 UN IT 301-11B; 1,476.0000 SQ.FT. & IMPS TREETOP CONDO; ASSMT \$60,000 LIB 33959 FL 476 UNIT 301-11; ASSESSED TO UGWUANYI BONIFACE U.; KNOWN AS 10125 PRINCE PL UPPER MARLBORO MD 20774.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44971**

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

Prince George's County, described

as follows: Tax Account No 1420249, 8TH SUPPLEMENT ARY PLAT UNIT 3 UN IT 301-11B; 1,476.0000 SQ.FT. & IMPS TREETOP CONDO; ASSMT \$60,000 LIB 33959 FL 476 UNIT 301-11; ASSESSED TO UGWUANYI BONIFACE U.; KNOWN AS 10125 PRINCE PL UPPER MARLBORO MD 20774.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133336 (2-28,3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JACQUELINE D. DICKERSON  
TIMOTHY W. DICKERSON  
6921 Greenboro Lane  
Fort Washington, MD 20744-1511

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25684**

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6921 Greenboro Lane, Fort Washington, MD 20744-1511, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of March, 2019. The report states the purchase price at the Foreclosure sale to be \$243,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133379 (2-28,3-7,3-14)

**MECHANIC'S LIEN SALE**

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 03/22/2019. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#8980, 2012 VOLKSWAGON PASSAT  
VIN# 1VWBP7A35CC093670  
MARLBORO AUTO BODY INC  
15229 MARLBORO PIKE  
UPPER MARLBORO

LOT#9007, 2005 HONDA VT750C  
VIN# JH2RC50075M103418  
KINGS PARK MINI STORAGE  
3622 OLD SILVER HILL RD  
SUTTLAND

LOT#9008, 2001 CHRYSLER TOWN & COUNTRY  
VIN# 2C8GP64L1R149704  
KINGS PARK MINI STORAGE  
3622 OLD SILVER HILL RD  
SUTTLAND

LOT#9016, 2007 LEXUS ES350  
VIN# JTBHJ46G572154640  
ADVANCE AUTO GLASS  
4911 MARLBORO PIKE  
CAPITOL HEIGHTS

LOT#9029, 2005 LEXUS ES330  
VIN# JTBBA30G555078710  
FESKOLA DISCOUNT AUTO REPAIRS  
19 WALDEN WILLOW CT  
BALTIMORE

LOT#9034, 2002 KIA OPTIMA  
VIN# NKAGD128925127103  
KINGS PARK MINI STORAGE  
3622 OLD SILVER HILL RD  
SUTTLAND

LOT#9036, 2007 HONDA RIDGE-LINE  
VIN# 2HJYK16517H507271  
CARRILLOS AUTO BODY  
7408 WESTMORE RD #Z  
ROCKVILLE

LOT#9037, 2012 HONDA ACCORD  
VIN# 1HGCP2F33CA215233  
CERTIFIED COLLISION CENTER  
6230 HOLABIRD AVE

**LEGALS**

BALTIMORE

LOT#9041, 2003 BMW 750I  
VIN# WBAGL63473DP64316  
PASSPORT BMW  
4730 AUTH PL  
SUTTLAND

LOT#9075, 2002 TOYOTA TUNDRA  
VIN# 5TBBT441025311771  
KOONS FORD OF BALTIMORE  
6970 SECURITY BLVD  
BALTIMORE

LOT#9076, 2010 LINCOLN MKS  
VIN# 1LNHL9F7AG603564  
KOONS FORD OF BALTIMORE  
6970 SECURITY BLVD  
BALTIMORE

LOT#9077, 2004 FORD EXPLORER  
VIN# 1FMZU73K14UA50496  
KOONS FORD OF BALTIMORE  
6970 SECURITY BLVD  
BALTIMORE

LOT#9078, 2014 FORD FUSION  
VIN# 3FA6PHD2ZER167972  
KOONS FORD OF BALTIMORE  
6970 SECURITY BLVD  
BALTIMORE

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

Freestate Lien & Recovery, Inc.  
610 Bayard Road  
Lothian, MD 20711  
410-867-9079

133449 (3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

CHRISTOPHER TUCKER  
2961 Hobbleshush Court  
Landover A/R/T/A Glenarden,  
MD 20706

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-37127**

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2961 Hobbleshush Court, Landover A/R/T/A 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 22nd day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of March, 2019. The report states the purchase price at the Foreclosure sale to be \$177,700.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133380 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

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

LINDA MARIE DELIA WELLSTEIN  
ARVEST CENTRAL MORTGAGE CO  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0799635, 1,956.0000 SQ.FT. & IMPS. GRAYSTONE OF BOWIE LOT 28; ASSMT \$234,633 LIB 07463 FL 200 AND ASSESSED TO WELLSTEIN LINDA M D; KNOWN AS 816 PLEASANT HILL LN BOWIE 20716.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44969**

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

Prince George's County, described as follows: Tax Account No 0799635, 1,956.0000 SQ.FT. & IMPS. GRAYSTONE OF BOWIE LOT 28; ASSMT \$234,633 LIB 07463 FL 200 AND ASSESSED TO WELLSTEIN LINDA M D; KNOWN AS 816 PLEASANT HILL LN BOWIE 20716.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-

**LEGALS**

fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133334 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

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

NELL J WALKER  
BANK OF AMERICA, NA  
PRLAP, INC, TRUSTEE  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2107431, LOTS 25.26.27; 6,380.0000 SQ.FT. & IMPS. CARMODY HILLS BLK W; ASSMT \$201,100 LIB 05154 FL 162; ASSESSED TO WALKER NELL J.; KNOWN AS 6719 VALLEY PARK RD CAPITOL HEIGHTS MD 20743.

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44970**

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

Prince George's County, described as follows: Tax Account No 2107431, LOTS 25.26.27; 6,380.0000 SQ.FT. & IMPS. CARMODY HILLS BLK W; ASSMT \$201,100 LIB 05154 FL 162; ASSESSED TO WALKER NELL J.; KNOWN AS 6719 VALLEY PARK RD CAPITOL HEIGHTS MD 20743.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133335 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

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

PETER D ANTONOPOLOS  
GEORGIA WERNER  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2019206, 4,996.0000 SQ.FT. & IMPS. CHAPEL OAKS LOT 36 BLK K; ASSMT \$165,000 LIB 00000 FL 000; ASSESSED TO WERNER GEORGIA ETAL.; KNOWN AS 5350 SHERIFF RD CAPITOL HEIGHTS 20743.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44968**

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

Prince George's County, described as follows: Tax Account No 2019206, 4,996.0000 SQ.FT. & IMPS. CHAPEL OAKS LOT 36 BLK K; ASSMT \$165,000 LIB 00000 FL 000; ASSESSED TO WERNER GEORGIA ETAL.; KNOWN AS 5350 SHERIFF RD CAPITOL HEIGHTS 20743.

The Complaint states, among other

things, that the amounts necessary for redemption have not been paid.

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133333 (2-28,3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

MICHAEL WOODSON  
SHEILLA WOODSON  
647 Mount Lubentia Court



**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs  
vs.

EDITH A. CALLAWAY  
2315 White Owl Way  
Suitland, MD 20746

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-30636**

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2315 White Owl Way, 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 22nd day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$242,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133384 (2-28,3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs  
vs.

DORIS MCCANN  
MARY L. PROCTOR  
2910 Tucker Road  
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-39117**

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2910 Tucker Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$43,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133364 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

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

Plaintiff

CYNTHIA TURNER  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1419993, 7TH SUPPLEMENT ART PLAT UNIT 204-10B; 1,205,000.00 SQ. FT. & IMPS. TREETOP CONDO; ASSMT \$60,000 LIB 37530 FL 110 UNIT 204-10; ASSESSED TO TURNER CYNTHIA; KNOWN AS 10121 PRINCE PL UPPER MARLBORO MD 20774.

**In the Circuit Court for Prince George's County, Maryland  
Civil Division  
CAE 18-44972**

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

Prince George's County, described as follows: Tax Account No 1419993, 7TH SUPPLEMENT ART PLAT UNIT 204-10B; 1,205,000.00 SQ. FT. & IMPS. TREETOP CONDO; ASSMT \$60,000 LIB 37530 FL 110 UNIT 204-10; ASSESSED TO TURNER CYNTHIA; KNOWN AS 10121 PRINCE PL UPPER MARLBORO MD 20774.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for

three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133337 (2-28,3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs  
vs.

JULIA ANNE ROGERS  
4322 Monroe Street  
Brentwood, MD 20722

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-36006**

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4322 Monroe Street, Brentwood, MD 20722, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$244,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133365 (2-28,3-7,3-14)

**LEGALS**

**ORDER OF PUBLICATION**

RE ASSET EV SP LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

ERIC WOOD SR  
US BANK TRUST NATIONAL ASSOCIATION TRUSTEE  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1314954, BLDG 2 UNIT 67 50 B-1; 2,001.0000 SQ.FT. & IMPS. WILSON BRIDGE; ASSMT \$44,333 LIB 29249 FL 317 UNIT 6750 B; ASSESSED TO WOOD ERIC SR.; KNOWN AS 551 WILSON BRIDGE DR OXON HILL MD 20745 UN 67.

**In the Circuit Court for Prince George's County, Maryland  
Civil Division  
CAE 18-44238**

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

Prince George's County, described as follows: Tax Account No 1314954, BLDG 2 UNIT 67 50 B-1; 2,001.0000 SQ.FT. & IMPS. WILSON BRIDGE; ASSMT \$44,333 LIB 29249 FL 317 UNIT 6750 B; ASSESSED TO WOOD ERIC SR.; KNOWN AS 551 WILSON BRIDGE DR OXON HILL MD 20745 UN 67.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for

three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133341 (2-28,3-7,3-14)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

VYAN SMITH  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1418730, 3RD SUPPLEMENT ARY PLAT UNIT 304-1B; 1,432.0000 SQ.FT. & IMPS. TREETOP CONDO; ASSMT \$54,000 LIB 35658 FL 312 UNIT 304-1B; ASSESSED TO SMITH VYAN.; KNOWN AS 10124 CAMPUS WAY UPPER MARLBORO MD 20774.

Defendants

**In the Circuit Court for Prince George's County, Maryland  
Civil Division  
CAE 18-44975**

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

Prince George's County, described as follows: Tax Account No 1418730, 3RD SUPPLEMENT ARY PLAT UNIT 304-1B; 1,432.0000 SQ.FT. & IMPS. TREETOP CONDO; ASSMT \$54,000 LIB 35658 FL 312 UNIT 304-1B; ASSESSED TO SMITH VYAN.; KNOWN AS 10124 CAMPUS WAY UPPER MARLBORO MD 20774.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133339 (2-28,3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs  
vs.

ARMPIE CARPENTER, JR.  
6100 Westchester Park Drive  
Unit 1405  
College Park, MD 20740

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-32347**

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6100 Westchester Park Drive, Unit 1405, College Park, MD 20740, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$112,500.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133367 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

RE ASSET EV SP LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

TERKEISHA WILLIAMS  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 3794799, UNIT 2; 1,848.0000 SQ.FT. & IMPS. THE MARKHAM VIEW C; ASSMT \$48,000 LIB 34032 FL 478 UNIT 2; ASSESSED TO WILLIAMS TERKEISHA.; KNOWN AS 7410 GOODLAND DR LANDOVER MD 20785 CONDO UNIT: 2.

Defendants  
**In the Circuit Court for Prince George's County, Maryland  
Civil Division  
CAE 18-44239**

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

Prince George's County, described as follows: Tax Account No 3794799, UNIT 2; 1,848.0000 SQ.FT. & IMPS. THE MARKHAM VIEW C; ASSMT \$48,000 LIB 34032 FL 478 UNIT 2; ASSESSED TO WILLIAMS TERKEISHA.; KNOWN AS 7410 GOODLAND DR LANDOVER MD 20785 CONDO UNIT: 2.

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

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133342 (2-28,3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs  
vs.

LISA P. WILLIAMS  
1935 Addison Road South  
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 16-24968**

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1935 Addison Road South, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$219,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133377 (2-28,3-7,3-14)

**ORDER OF PUBLICATION**

RE ASSET EV SP LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

JOHN H WEISSE  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1315878, BLDG 6 UNIT 67 16 C-1 DEATH CERT REC 6/18/04; 2,001.0000 SQ.FT. & IMPS. WILSON BRIDGE; ASSMT \$54,000 LIB 19754 FL 242 UNIT 6716 C ASSESSED TO WEISSE JOHN H.; KNOWN AS APT C1 517 WILSON BRIDGE DR OXON HILL MD 20745.

Defendants

**In the Circuit Court for Prince George's County, Maryland  
Civil Division  
CAE 18-44241**

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

Prince George's County, described as follows: Tax Account No 1315878, BLDG 6 UNIT 67 16 C-1 DEATH CERT REC 6/18/04; 2,001.0000 SQ.FT. & IMPS. WILSON BRIDGE; ASSMT \$54,000 LIB 19754 FL 242 UNIT 6716 C ASSESSED TO WEISSE JOHN H.; KNOWN AS APT C1 517 WILSON BRIDGE DR OXON HILL MD 20745.

The Complaint states, among other things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 19th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133344 (2-28,3-7,3-14)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs  
vs.

RAMONA G. RICHARDS  
ROLAND RUSSELL RICHARDS  
7701 Surratts Road  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-32356**

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7701 Surratts Road, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$189,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
133366 (2-28,3-7,3-14)

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY  
7706 WOODYARD FARM ROAD  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Michael C. Pratt and Paulette A. Walker, dated March 4, 2008 and recorded in Liber 29504, Folio 336 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, and an original interest rate of 3.375%, 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 **APRIL 2, 2019 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 \$44,000.00 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

133452

**LEGALS**

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

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

**15610 GOVERNORS PARK LANE  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Jason B. Smith and Nickita S. Smith, dated February 27, 2015 and recorded in Liber 36818, Folio 601 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$538,477.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 19, 2019 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 \$54,000.00 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

133294 (2-28,3-7,3-14)

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

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

**14203 ADKINS ROAD  
LAUREL, MARYLAND 20708**

By virtue of the power and authority contained in a Deed of Trust from Emily Pullen, dated January 24, 2007, and recorded in Liber 27246 at folio 498 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 19, 2019  
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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 18-603075)

**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

133290 (2-28,3-7,3-14)

**LEGALS**

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

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

**5534 KAREN ELAINE DRIVE, UNIT 1734  
NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Otoobong Udoka, dated March 15, 2007 and recorded in Liber 27449, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$92,000.00, and an original interest rate of 6.250%, 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 **MARCH 19, 2019 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 \$7,700.00 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

133295 (2-28,3-7,3-14)

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

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

**7809 DELLWOOD AVENUE  
GLENARDEN, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Abdul Rahman Conteh, dated July 24, 2017, and recorded in Liber 40026 at folio 44 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 19, 2019  
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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 18-602217)

**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

133291 (2-28,3-7,3-14)

**LEGALS**

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

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

**9012 PINEHURST DRIVE  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Aaron Lomax and Vickie R. Lomax, dated July 12, 2012 and recorded in Liber 34229, Folio 505 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,170.00, 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 **MARCH 19, 2019 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 \$17,000.00 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

133296 (2-28,3-7,3-14)

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

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

**6017 WOODLAND LANE  
CLINTON, MARYLAND 20735-1543**

By virtue of the power and authority contained in a Deed of Trust from George N. Joseph and Estate of Judith A. Joseph, dated October 24, 2014, and recorded in Liber 36465 at folio 541 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 26, 2019  
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 \$20,000.00 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 # 17-601734)

**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

133402 (3-7,3-14,3-21)

**The Prince George's Post**

**Call Today!**  
Call 301-627-0900 • Fax 301-627-6260



**LEGALS**

**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**  
**Improved by premises known as**  
**903 59th Avenue, Capitol Heights, MD 20743**

By virtue of the power and authority contained in a Deed of Trust from DENISE L. H. DAVIS, dated April 30, 1991 and recorded in Liber 7937 at Folio 568 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, MARCH 15, 2019**  
**AT 1:05 P.M.**

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

LOTS NUMBERED FORTY-FOUR(44) and FORTY -FIVE (45), IN BLOCK LETTERED "F", IN THE SUBDIVISION KNOWN AS "NORTH FAIRMOUNT HEIGHTS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK BDS 1 AT PLAT NO. 91, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

TAX ID NO.: 18-16913-17-005

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

**TERMS OF SALE:** A deposit of **\$8,000.00** in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at **4.125%** per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS**  
Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

133285 (2-28,3-7,3-14)

**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.**

**1108 STRAUSBERG STREET**  
**ACCOKEEK, MARYLAND 20607**

By virtue of the power and authority contained in a Deed of Trust from Robert A. Sampson, dated June 10, 2011, and recorded in Liber 32759 at folio 180 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 26, 2019**  
**AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 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 # 14-603440)

**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

133398 (3-7,3-14,3-21)

**LEGALS**

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

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

**7329 SHEILA LANE**  
**CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Dolores L. Parran, dated August 30, 2007 and recorded in Liber 28606, Folio 58 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$257,950.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 26, 2019 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 \$26,000.00 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

133394 (3-7,3-14,3-21)

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McCabe, Weisberg & Conway, LLC  
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Laurel, Maryland 20707  
301-490-3361

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

**6708 EL PASO STREET**  
**HYATTSVILLE, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from LaTonya M. Ford, dated August 12, 2009, and recorded in Liber 30892 at folio 014 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

**APRIL 2, 2019**  
**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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-600411)

**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

133457 (3-14,3-21,3-28)

**LEGALS**

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

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

**7907 JORDAN PARK BOULEVARD**  
**FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Gregory Green, Sr., dated October 1, 2001 and recorded in Liber 15113, Folio 174 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$87,472.00, and an original interest rate of 7.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 26, 2019 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 \$18,000.00 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

133395 (3-7,3-14,3-21)

**LEGALS**

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

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

**8405 HARDWICK COURT**  
**UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Teresa Graves and Antoine Robinson, dated September 1, 2006, and recorded in Liber 26201 at folio 052 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

**APRIL 2, 2019**  
**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 # 15-616214)

**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

133458 (3-14,3-21,3-28)







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