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LEGALS

PGCPB No. 19-54

RESOLUTION

FOR CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

WHEREAS, Carolyn Mae Swanson, and Robert Bruce Swanson are the owners of part of Lot 4, consisting of 3.6042 acres of land as shown on Preliminary Plat of Subdivision 4-00027, entitled Bowling Heights, situated in Prince George's County, Maryland, Election District No. 3, and as shown on Tax Map 93, Grid C-1, located northwest of US 301 and Village Drive West, and having been conveyed by Jessie Millicent Swanson, by deed dated January 24, 1992, and recorded in Liber 8188 at Folio 521, in Plat Book REP 193 at Plat 31, all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, on December 13, 2001, The Maryland-National Capital Park and Planning Commission, by Resolution No. 01-172(A), duly adopted, placed the above-mentioned property in reservation for public use, and by Resolution No. 05-120, adopted May 26, 2005, continued said reservation for an additional one (1) year; and by Resolution 06-91, adopted June 22, 2006, continued said reservation for an additional one (1) year; and by Resolution 07-128, adopted June 21, 2007, continued said reservation for an additional one (1) year; and by Resolution 08-87, adopted June 12, 2008, continued said reservation of an additional one (1) year; and by Resolution 09-102, adopted June 25, 2009, continued said reservation for an additional one (1) year; and by Resolution 10-47, adopted June 24, 2010, continued said reservation for an additional one (1) year; and by Resolution 11-37, adopted June 26, 2011, continued said reservation for an additional one (1) year; and by Resolution 12-56, adopted June 7, 2012, continued said reservation for an additional one (1) year; and by Resolution 13-14, adopted June 20, 2013, continued said reservation for an additional one (1) year; and by Resolution 14-20, adopted June 19, 2014, continued said reservation for an additional one (1) year; and by Resolution 15-16, adopted June 18, 2015, continued said reservation for an additional one (1) year; and by Resolution 16-24, adopted June 2, 2016, continued said reservation for an additional one (1) year; and by Resolution 17-22, adopted June 29, 2017, continued said reservation for an additional one (1) year; and by Resolution 18-10, adopted June 21, 2018, continued said reservation for an additional one (1) year; and by Resolution 19-54, adopted May 23, 2019, continued said reservation for an additional one (1) year;

WHEREAS, the circumstances, needs and conditions set forth in said resolution of reservation dated December 13, 2001, still continue and exist at the present time; and

WHEREAS, the aforementioned property is unable to be acquired by the Maryland State Highway Administration at this time and it is the desire and intent of the Maryland State Highway Administration, The Maryland-National Capital Park and Planning Commission, and all persons having any legal or equitable right, title or interest in said property that said lands shall remain and continue in reservation for an additional period of one (1) year; and

WHEREAS, Carolyn Mae Swanson, and Robert Bruce Swanson are the sole and only owners of any legal or equitable right, interest or title in the aforementioned property, and have requested that the property shall remain and continue in reservation for public use;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of the Land Use Article, Annotated Code of Maryland, including Section 23-104(c)(1)(iv), and Division 7 of the Prince George's County Subdivision Regulations, The Maryland-National Capital Park and Planning Commission hereby declares as follows:

- 1. That the above-described property, comprising 3.6042 acres, Part of Lot 4, continue to be a Reservation of Land for Public Use, said land to be used for highway purposes for the Proposed US 301 upgrade the F10 and A-61 facility as shown on the Master Plan of Transportation; and
2. That during the reservation period, no building or structure shall be erected upon the land reserved. No trees, topsoil, or cover shall be removed or destroyed. No grading shall be done. No storm drainage structure shall be built so as to discharge water on the reserved land. No land so reserved shall be put to any use whatsoever, except upon written approval of the Planning Board. All land so reserved shall be maintained by the owner as required by County law. The Planning Board shall be notified immediately upon the sale of any land so reserved and shall be provided with a document from the public Lands Records attesting to such sale; and
3. That certified copies of this Resolution be transmitted to the Owner of Record and to the Supervisor of Assessments, and to the Washington Suburban Sanitary Commission, advising said offices of the tax abatement provision of the Land Use Article, Annotated Code of Maryland, and the ordinances of Prince George's County, with respect to such reservation of land for public use, so that the land so reserved may be exempted from the levy of state, county and local taxes for a period of one (1) year beginning July 1, 2019, and ending June 30, 2020; and
4. That the Reservation Plat covering the aforesaid property, duly certified by this Commission, and being duly recorded among the Land Records of Prince George's County, Maryland, in Plat Book REP 193, Plat 31, on January 18, 2002, shall be duly noted to apply to the aforementioned property herein resolved to be further reserved for public use; and
5. That a copy of the above Reservation Plat be attached to and accompany each copy of this Resolution which is transmitted to the Owner of Record and to the various state and county officials hereinbefore enumerated; and
6. That a notice of this Resolution be published once in each of the County newspapers of record in the Maryland-Washington Regional District in Prince George's County, as required by the above-mentioned Regulations for the Subdivision of Land.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Doerner, and Hewlett, voting in favor of the motion, and with Commissioner Washington absent, at its regular meeting held on May 2, 2019 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 23rd day of May 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

134654 (7-4)

PGCPB No. 19-53

RESOLUTION

FOR CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

WHEREAS, Land & Commercial, Inc. Profit Sharing Plan, is the owner of certain parcels of land consisting of 3.6364 acres as shown as Parcels B, C, E and G, Block L on Preliminary Plat of Subdivision No. 4-90003, situated in Prince George's County, Maryland, Election District No. 9, and as shown on Tax Map 125, Grid F-1, located on the northwest side of Branch Avenue, MD 5 and Surratt's Road, and having been conveyed by Realty Investment Associates III, by deed dated May 9, 2001 and recorded in Liber 14603 at Folio 736, also being Parcel B, Block L as shown on a plat of subdivision entitled Plat Twenty-One, Summit Creek and Parcel C, Block L as shown on Plat Twenty-Two, and Parcel E, Block L as shown on Plat Twenty-Three and Parcel G, Block L as shown on Plat Twenty-Four, Summit Creek and recorded in Plat Book VJ167 at 100 and Plat Book VJ168 at 1, 2 and 3, now also known as Reservation Plat, Parcels B, C, E and G, Block L, Summit Creek, by plat recorded January 11, 1995 in Plat Book VJ 171 at 84; all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, on December 8, 1994, The Maryland-National Capital Park and Planning Commission, by Resolution No. 94-359, duly adopted, placed the above-mentioned property in reservation for public use; and by Resolution No. 98-139, adopted May 21, 1998, and by Resolution No. 01-100, adopted May 24, 2001, and by Resolution No. 04-82, adopted June 10, 2004, and by Resolution No. 05-96, adopted May 26, 2005, continued said reservation for an additional one (1) year; and by Resolution 06-90, adopted June 22, 2006, continued said reservation for an additional one (1) year; and by Resolution No. 07-126, adopted June 21, 2007, continued said reservation for one (1) additional year; and by Resolution 08-89, adopted June 12, 2008, con-

LEGALS

tinued said reservation for an additional one (1) year; and by Resolution 09-101, adopted June 25, 2009, continued said reservation for an additional one (1) year; and by Resolution 10-45, adopted June 24, 2010, continued said reservation for an additional one (1) year; and by Resolution 11-36, adopted June 26, 2011, continued said reservation for an additional one (1) year; and by Resolution 12-54, adopted June 7, 2012, continued said reservation for an additional one (1) year; and by Resolution 13-13, adopted June 20, 2013, continued said reservation for an additional one (1) year; and by Resolution 14-19, adopted June 19, 2014, continued said reservation for an additional one (1) year; and by Resolution 15-15, adopted June 18, 2015; continued said reservation for an additional one (1) year; and by Resolution 16-23, adopted June 2, 2016; continued said reservation for an additional one (1) year; and by Resolution 17-21, adopted June 29, 2017; continued said reservation for an additional one (1) year; and by Resolution 18-09, adopted June 21, 2018, continued said reservation for an additional one (1) year; and by Resolution 19-53, adopted May 23, 2019, continued said reservation for an additional one (1) year;

WHEREAS, the circumstances, needs and conditions set forth in said resolution of reservation dated December 8, 1994, still continue and exist at the present time; and

WHEREAS, the property is unable to be acquired by the Maryland State Highway Administration at this time and it is the desire and intent of the Maryland State Highway Administration, The Maryland-National Capital Park and Planning Commission, and all persons having any legal or equitable right, title or interest in said property that said lands shall remain and continue in reservation for an additional period of one (1) year; and

WHEREAS, Land & Commercial, Inc. Profit Sharing Plan, is the sole and only owner of any legal or equitable right, interest or title in the property, and has requested that the property shall remain and continue in reservation for public use;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of the Land Use Article, Annotated Code of Maryland, including Section 23-104(c)(1)(iv), and Division 7 of the Prince George's County Subdivision Regulations, The Maryland-National Capital Park and Planning Commission hereby declares as follows:

- 1. That the above-described property, comprising 3.6364 acres, Parcels B, C, E and G, continue to be a Reservation of Land for Public Use, said land to be used for highway purposes for the Proposed Interchange of Branch Avenue, MD 5 and Surratt's Road as shown on the Subregion 5 Master Plan; and
2. That during the reservation period, no building or structure shall be erected upon the land so reserved. No trees, topsoil, or cover shall be removed or destroyed. No grading shall be done. No storm drainage structure shall be built so as to discharge water on the reserved land. No land so reserved shall be put to any use whatsoever, except upon written approval of the Planning Board. All land so reserved shall be maintained by the owner as required by County law. The Planning Board shall be notified immediately upon the sale of any land so reserved and shall be provided with documents from the public Land Records attesting to such sale; and
3. That certified copies of this Resolution be transmitted to the Owner of Record and to the Supervisor of Assessments, and to the Washington Suburban Sanitary Commission, advising said offices of the tax abatement provisions of the Land Use Article, Annotated Code of Maryland, and the ordinances of Prince George's County, with respect to such reservation of land for public use, so that the land so reserved may be exempted from the levy of state, county and local taxes for a period of one (1) year beginning July 1, 2019, and ending June 30, 2020; and
4. That the Reservation Plat covering the aforesaid property, duly certified by this Commission, and being duly recorded among the Land Records of Prince George's County, Maryland, in Plat Book VJ 162, Plat 42, on January 11, 1995, shall be duly noted to apply to the aforementioned property herein resolved to be further reserved for public use; and
5. That a copy of the above Reservation Plat be attached to and accompany each copy of this Resolution which is transmitted to the Owner of Record and to the various state and county officials hereinbefore enumerated; and
6. That a notice of this Resolution be published once in each of the County newspapers of record in the Maryland-Washington Regional District in Prince George's County, as required by the above-mentioned Regulations for the Subdivision of Land.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Doerner, and Hewlett, voting in favor of the motion, and with Commissioner Washington absent, at its regular meeting held on May 2, 2019 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 23rd day of May 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

134653 (7-4)

PGCPB No. 19-52

RESOLUTION

FOR CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

WHEREAS, KT III Associates, LLC, is the owner of a certain parcel of land consisting of 0.8510 acres, designated Parcel A, as shown on Preliminary Plan of Subdivision No. 4-90003, situated in Prince George's County, Maryland, Election District No. 9, and as shown on Tax Map 125, Grid E-2, located on the southwest side of Branch Avenue, MD 5 and Surratt's Road, and having been conveyed by Realty Investment Associates III, by deed dated February 13, 1992, and recorded in Liber 8209 at folio 76; being also Parcel A as shown on Plat of Subdivision entitled Parcel A, Summit Creek and recorded in Plat Book VJ 159 at Plat 45, now also known as Reservation Plat, Parcel A, Plat Fourteen Summit Creek by plat recorded May 15, 1992 in Plat Book VJ 162 at Plat 42; all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, on April 23, 1992, The Maryland-National Capital Park and Planning Commission, by Resolution No. 92-97, duly adopted, placed the above-mentioned property in reservation for public use, and by Resolution No. 95-133, adopted May 18, 1995, and by Resolution No. 98-141, adopted May 21, 1998, and by Resolution No. 99-95, adopted May 27, 1999, and by Resolution No. 00-76, adopted June 1, 2000, and by Resolution No. 01-102, adopted May 24, 2001, and by Resolution No. 02-85, adopted May 16, 2002, and by Resolution No. 03-89, adopted May 15, 2003, and by Resolution No. 04-81, adopted June 10, 2004, and by Resolution No. 05-95, adopted May 26, 2005, continued said reservation for an additional one (1) year period; and by Resolution 06-89, adopted June 22, 2006, continued said reservation for an additional one (1) year; and by Resolution 07-127, adopted June 21, 2007, continued said reservation for an additional one (1) year period; and by Resolution 08-88, adopted June 12, 2008, continued said reservation for an additional one (1) year; and by Resolution 09-100, adopted June 25, 2009, continued said reservation for an additional one (1) year; and by Resolution 10-46, adopted June 24, 2010, continued said reservation for an additional one (1) year; and by Resolution 11-35, adopted May 26, 2011, continued said reservation for an additional one (1) year; and by Resolution 12-55, adopted June 7, 2012, continued said reservation for an additional one (1) year; and by Resolution 13-12, adopted June 20, 2013, continued said reservation for an additional one (1) year; and by Resolution 14-18, adopted June 19, 2014, continued said reservation for an additional one (1) year; and by Resolution 15-14, adopted June 18, 2015, continued said reservation for an additional one (1) year; and by Resolution 16-22, adopted June 2, 2016, continued said reservation for an additional one (1) year; and by Resolution 17-20, adopted June 29, 2017, continued said reservation for an additional one (1) year; and by Resolution 18-08, adopted June 21, 2018, continued said reservation for an additional one (1) year; and by Resolution 19-52, adopted May 23, 2019, continued said reservation for an additional one (1) year;

WHEREAS, the circumstances, needs and conditions set forth in said resolution or reservation dated April 23, 1992, still continue and exist at the present time; and

WHEREAS, the aforementioned property is unable to be acquired by the Maryland State Highway Administration at this time and it is the desire and

LEGALS

intent of the Maryland State Highway Administration, The Maryland-National Capital Park and Planning Commission, and all persons having any legal or equitable right, title or interest in said property that said lands shall remain and continue in reservation for an additional period of one (1) year; and

WHEREAS, KT III Associates, LLC, is the sole and only owner of any legal or equitable right, interest or title in the aforementioned property, and has requested that the property shall remain and continue in reservation for public use;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of the Land Use Article, Annotated Code of Maryland, including Section 23-104(c)(1)(iv), and Division 7 of the Prince George's County Subdivision Regulations, The Maryland-National Capital Park and Planning Commission hereby declares as follows:

- 1. That the above-described property, comprising 0.8510 acres, Parcel A, continue to be a Reservation of Land for Public Use, said land to be used for highway purposes for the Proposed Interchange of Branch Avenue, MD 5 and Surratt's Road as shown on the Subregion 5 Master Plan; and
2. That during the reservation period, no building or structure shall be erected upon the land so reserved. No trees, topsoil, or cover shall be removed or destroyed. No grading shall be done. No storm drainage structure shall be built so as to discharge water on the reserved land. No land so reserved shall be put to any use whatsoever, except upon written approval of the Planning Board. All land so reserved shall be maintained by the owner as required by County law. The Planning Board shall be notified immediately upon the sale of any land so reserved and shall be provided with documents from the public Land Records attesting to such sale; and
3. That notwithstanding the above paragraph, the owner's request to use the property to construct and maintain over and upon the entirety of Parcel A such public utilities (including water, sewer and storm drainage) and sales and marketing structures as it may deem necessary or desirable, and further to grade within Parcel A upon a 15 foot-wide strip of land running and binding along the northern and western borders of Parcel A as described in a letter dated March 16, 1992, is hereby approved subject to a prohibition on construction of permanent buildings. All temporary use of the property shall be in accordance with the rules and regulations of applicable County Ordinance pursuant to Section 24-140(d) of the Prince George's County Code; and
4. That on April 20, 1995, KT III Associates, LLC, requested to use the aforesaid property to clear, grade and construct improvements in order to use the aforesaid property to provide a fully serviceable and public commercial entrance and roadway, including business signs, landscaping and utility installation. On May 11, 1995, the Prince George's County Planning Board approved the request; PGCPB Resolution No. 95 119. No permanent buildings will be constructed and all temporary use of the property shall be in accordance with the rules and regulations of the applicable County Ordinance; and
5. That certified copies of this Resolution be transmitted to the Owner of Record and to the Supervisor of Assessments, and to the Washington Suburban Sanitary Commission, advising said offices of the tax abatement provisions of the Land Use Article, Annotated Code of Maryland, and the ordinances of Prince George's County, with respect to such reservation of land for public use, so that the land so reserved may be exempted from the levy of state, county and local taxes for a period of one (1) year beginning July 1, 2019, and ending June 30, 2020; and
6. That the Reservation Plat covering the aforesaid property, duly certified by this Commission, and being duly recorded among the Land Records of Prince George's County, Maryland, in Plat Book VJ 162, Plat 42, on May 15, 1992, shall be duly noted to apply to the aforementioned property herein resolved to be further reserved for public use; and
7. That a copy of the above Reservation Plat be attached to and accompany each copy of this Resolution which is transmitted to the Owner of Record and to the various state and county officials hereinbefore enumerated; and
8. That a notice of this Resolution be published once in each of the County newspapers of record in the Maryland-Washington Regional District in Prince George's County, as required by the above-mentioned Regulations for the Subdivision of Land.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Doerner, and Hewlett, voting in favor of the motion, and with Commissioner Washington absent, at its regular meeting held on May 2, 2019 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 23rd day of May 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

134652 (7-4)

NOTICE

IN THE MATTER OF:
Simon Rudio Perez Jr

FOR THE CHANGE OF
NAME TO:
Cipriano Simon Perez

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-19388

A petition has been filed to
change the name of Simon
Rudio Perez Jr to Cipriano
Simon Perez.

The latest day by which an
objection to the petition may be filed is
July 22, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
134608 (7-4)

NOTICE

IN THE MATTER OF:
Veanita Lasharn Jackson

FOR THE CHANGE OF
NAME TO:
Vernita Lashorn Jackson

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-19591

A petition has been filed to
change the name of Veanita
Lasharn Jackson to Vernita
Lashorn Jackson.

The latest day by which an
objection to the petition may be filed is
July 22, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
134609 (7-4)

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LEGALS

ORDER OF PUBLICATION

James Schneider
C/o The Law Offices of
Stefan B. Ades, LLC
3604 Eastern Avenue, 4th Floor
Baltimore, Maryland 21224

vs. Plaintiff

**GREATER CHURCH OF DLVRNC
OF CA, and**

Prince George's County, Maryland
and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 18 of Prince George's County, described as follows: Account No. 2065290; known as LOTS 51.52.
Street address of Akin Ave.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 19-17389**

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 10th day of June, 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 The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of July, 2019, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 13th day of August, 2019, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
134476 (6-20,6-27,7-4)

ORDER OF PUBLICATION

James Schneider
C/o The Law Offices of
Stefan B. Ades, LLC
3604 Eastern Avenue, 4th Floor
Baltimore, Maryland 21224

vs. Plaintiff

**ESMERALDA MUNOZ, and
GREENPOINT MORTGAGE
FUNDING, INC., and Mortgage
Electronic Registration System
(MERS),
and**

**Suellen Wohlfarth, Trustee, and
GMAC Mortgage, LLC, and
Howard N. Bierman (016),
TRUSTEE, and
Jacob Geesing (016), TRUSTEE, and
Carrie M. Ward (016), TRUSTEE, and**

Prince George's County, Maryland
and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 17 of Prince George's County, described as follows: Account No. 1875715; known as T-DT S/B 9/27/04 L20365F103.
Street address of 1800 Drexel St.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 19-17388**

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject

property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 10th day of June, 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 The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of July, 2019, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 13th day of August, 2019, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
134477 (6-20,6-27,7-4)

ORDER OF PUBLICATION

JAMES SCHNEIDER
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

vs. Plaintiff

THE ESTATE, PERSONAL REPRESENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF JOHN E. MCCORMICK, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER SOLOMON P. HAMILTON

and
STATE OF MARYLAND

and
PRINCE GEORGE'S COUNTY

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

Property Address: 4802 Leroy Gorham Dr., Capitol Heights, MD 20743
Account Number: 18 2037034
Description: Lots 17,18 6,040.0000 Sq.Ft. Deanwood Park Blk J
Assmt: \$35,200.00
Liber/Folio: 1492/100
Assessed To: Hamilton Solomon P. & Minnie L.

**In the Circuit Court for
Prince George's County, Maryland
CAE 19-18395**

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: 4802 Leroy Gorham Dr., Capitol Heights, MD 20743
Account Number: 18 2037034
Description: Lots 17,18 6,040.0000 Sq.Ft. Deanwood Park Blk J
Assmt: \$35,200.00
Liber/Folio: 1492/100
Assessed To: Hamilton Solomon P. & Minnie L.

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 10th day of June, 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 circulation in Prince George's County, once a week for three successive weeks on or before the 5th day of July, 2019, warning all persons interested in the said properties to be and appear in this Court by the 13th day of August, 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
134478 (6-20,6-27,7-4)

**Call 301-627-0900
for a quote.**

LEGALS

ORDER OF PUBLICATION

James Schneider
C/o The Law Offices of
Stefan B. Ades, LLC
3604 Eastern Avenue, 4th Floor
Baltimore, Maryland 21224

vs. Plaintiff

**CHRISTOS D KLERIOTIS, and
ROSARIO KLERIOTIS, and
U.S. Small Business Administration,
and
Carolyn Zeller, Trustee, and
Stephen Umberger, Trustee, and**

Prince George's County, Maryland
and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 06 of Prince George's County, described as follows: Account No. 0480632; known as PT SUTTLAND.
Street address of 4510 Suttland Rd.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 19-17390**

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 10th day of June, 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 The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of July, 2019, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 13th day of August, 2019, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
134479 (6-20,6-27,7-4)

**Call
(301) 627-0900
Today!**

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

**In the Matter of:
ISHAN YOUNG, Minor**

Guardianship No. GD-10324

ORDER OF PUBLICATION

A petition for the guardianship of the property of a minor child, namely **ISHAN YOUNG**, an infant male born on September 12, 2003 at Southern Maryland Hospital Center, Washington D.C. to Tamika Young, having been filed, it is this 7th day of November, 2012.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent(s), Father Unknown, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the property has been filed, stating the last known address of respondent(s) as Unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 16th day of August, 2019, why the relief prayed should not be granted; and the said respondent(s) is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772

134587 (6-27,7-4,7-11)

NOTICE

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

vs. Substitue Trustees,
Plaintiffs

PHYLLIS B. BEATY
5810 Spyrri Drive
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-05285**

Notice is hereby given this 7th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5810 Spyrri Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of July, 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 8th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$188,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
134475 (6-20,6-27,7-4)

LEGALS

Matthew J. Dyer, Esquire
P.O. Box 358
5303 W. Court Drive
Upper Marlboro, MD 20773
301-627-5222

vs. Substitue Trustees,
Plaintiffs

CURTIS SETTLES
715 River Mist Drive
Unit 177
National Harbor A/R/T/A
Oxon Hill, MD 20745

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-00041**

Notice is given that Robert E. Denton, whose address is 79 Redwood Lane, Weems, VA 22576, was on May 22, 2019 appointed Personal Representative of the estate of Dianna Lee Denton, who died on March 22, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of November, 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 thereafter. Claim forms may be obtained from the Register of Wills.

ROBERT E. DENTON
Personal Representative

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

Estate No. 113612
134537 (6-20,6-27,7-4)

NOTICE

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

vs. Substitue Trustees,
Plaintiffs

BRAWNDY REID
2354 Mitchellville Road
Bowie, MD 20716

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-05081**

Notice is hereby given this 7th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2354 Mitchellville Road, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of July, 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 8th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$172,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
134469 (6-20,6-27,7-4)

NOTICE

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

vs. Substitue Trustees,
Plaintiffs

**TESHA R. NIXON-
CUNNINGHAM**
5909 Applegarth Place
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-27809**

Notice is hereby given this 7th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5909 Applegarth Place, 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 8th day of July, 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 8th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$184,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
134470 (6-20,6-27,7-4)

NOTICE

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

vs. Substitue Trustees,
Plaintiffs

CURTIS SETTLES
715 River Mist Drive
Unit 177
National Harbor A/R/T/A
Oxon Hill, MD 20745

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-00041**

Notice is hereby given this 7th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 715 River Mist Drive, Unit 177, National Harbor A/R/T/A Oxon Hill, MD 20745, 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 July, 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 8th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$536,560.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
134471 (6-20,6-27,7-4)

NOTICE

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

vs. Substitue Trustees,
Plaintiffs

RANDOLPH S. CHASE, JR.
3712 Chancellors Drive
Upper Marlboro, MD 20772

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-00087**

Notice is hereby given this 7th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3712 Chancellors Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of July, 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 8th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$419,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
134472 (6-20,6-27,7-4)

NOTICE

**IN THE MATTER OF:
Lianni Midelys Medina**

**FOR THE CHANGE OF
NAME TO:
Lianni Genesis Medina**

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-18689**

A petition has been filed to change the name of (Minor Child(ren)) Lianni Midelys Medina to Lianni Genesis Medina.

The latest day by which an objection to the petition may be filed is July 22, 2019.

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

134601 (7-4)

LEGALS

NOTICE

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

vs. Substitue Trustees,
Plaintiffs

**LILLY JASMINE JACKSON
RALPH JACKSON**
14303 Dormansville Boulevard
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-04129**

Notice is hereby given this 7th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14303 Dormansville Boulevard, 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 8th day of July, 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 8th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$472,000.00.

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OLA MAE SPENCER

Notice is given that Stephanie G Spencer, whose address is 7924 Fiske Avenue, Glenarden, MD 20706, was on May 22, 2019 appointed Personal Representative of the estate of Ola Mae Spencer who died on March 25, 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 22nd day of November, 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 thereafter. Claim forms may be obtained from the Register of Wills.

STEPHANIE G SPENCER
Personal Representative

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

Estate No. 113722
134512 (6-20,6-27,7-4)

NOTICE OF SALE

KAREN M. JACKSON

Plaintiff,
v.
MARK J. JACKSON
Defendant

**In the Circuit Court for Prince
George's County, Maryland
CAD 13-17784**

Notice is hereby issued this 10th day of June, 2019, by the CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, Maryland, that the sale of 11604 Hawkweed Court, Upper Marlboro, Maryland 20774, made and reported by Isaac H. Marks, Sr., Esquire, court-appointed Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of July, 2019; provided a copy of this Notice be inserted in a newspaper published in said County once in each of three (3) successive weeks before July 10, 2019.

The report states the amount of the sale to be \$430,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134480 (6-20,6-27,7-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MARCIA P HENRY-DOCTOR
AKA: MARCIA P HENRY**

Notice is given that Atiba D Wallace, whose address is 7300 Morrison Drive, Greenbelt, MD 20770, was on May 30, 2019 appointed Personal Representative of the estate of Marcia P Henry-Doctor AKA: Marcia P Henry who died on April 4, 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 shall file their objections with the Register of Wills on or before the 30th day of November, 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 thereafter. Claim forms may be obtained from the Register of Wills.

ATIBA D WALLACE
Personal Representative

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

Estate No. 113800
134510 (6-20,6-27,7-4)

LEGALS

NOTICE OF PUBLIC HEARING

THE TOWN OF UPPER MARLBORO ANNEXATION

(Lands of the Government of Prince George's County, the State of Maryland, and the Prince George's Soil Conservation District Commonly Known as the Show Place Arena and Prince George's Equestrian Center Properties, a portion of the Pennsylvania Avenue (MD 4) public right-of-way, a portion of the Water Street (MD 717) public right-of-way, the Upper Marlboro Community Center property at 5400 Marlboro Race Track Road, the Prince George's Soil Conservation District property at 5301 Marlboro Race Track Road) and other lands) Located Generally South and East of Present Municipal Boundaries)

NOTICE is hereby given by the Board of Commissioners of the Town of Upper Marlboro, Maryland that on June 10, 2019 Annexation Resolution No. 01-2019 (the "Resolution") known as the 1st Annexation (2019) was introduced and read at a regular/special meeting of the Board of Commissioners of the Town of Upper Marlboro (the "Board") proposing and recommending that the boundaries of the Town of Upper Marlboro be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

Several parcels or lots (& abutting public rights of way) of presently tax exempt and other publically-owned properties located East and South of the present corporate limits of the Town of Upper Marlboro including lands situated South of Marlboro Pike (MD 725) bounded by or straddling Marlboro Race Track Road (private road), the western basin of Depot Pond located within Parcel 32 and West of the CSX Transportation railroad right-of-way, Parcel 115, a portion of Parcel 60, a portion of Parcel 245, a segment of Pennsylvania Avenue/Stephanie Roper Highway (MD 4) bisecting Parcel 32, and a segment of Water Street (MD 717) and the area to be annexed is more further described or depicted on a map exhibit entitled "Map of the First Annexation of the Town of Upper Marlboro, Prince George's County, Maryland, 1" = 300', June 2019" prepared by Charles P. Johnson and Associates, Inc., which is attached as Exhibit A of said Resolution, and the Annexation Property is further shown on the Prince George's County Tax Map (Tax Map 102, Parcel 32 (Account No. 0238873), & Tax Map 102, Parcel 115 (Account No. 3733714); & Tax Map 101, Parcel 245 (Account No. 0229864); & Tax Map 101, Parcel 60 (Account No. 0192286) comprised of 189.08 acres, more or less (the "Annexation Property") depicted in green (with pond in blue) on the Map of the First Annexation of the Town of Upper Marlboro (June 2019).

The Resolution was initiated by the Board pursuant to §4-403 of the LG Art. of Md. Ann. Code.

NOTICE is further hereby given by the Board of Commissioners that it will hold a **PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

**Tuesday, August 27, 2019
at 6:00 o'clock P.M.**

**in the Upper Marlboro Town Hall, 14211 School Lane,
Upper Marlboro, Maryland**

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

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all real property located within the Annexation Property appears to be either tax exempt or publically-owned, and thereby is not now or in the immediate future subject to the municipal tax on real property.
2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.
3. Limited municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the "Maryland Code"), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or after July 4, 2019.

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

The Resolution, including and together with the exhibits, plats and/or the Map of the First Annexation and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Town Hall during regular office hours. Please consult all items referenced and incorporated by reference herein for an accurate and detailed description of the annexation property.

By Authority of:
The Town of Upper Marlboro, Maryland
Tonga Y. Turner, Mayor/President

134651 (7-4,7-11,7-18,7-25)

PGCPB No. 19-55

RESOLUTION

WHEREAS, K & P Holdings, LLC, is the owner of Parcel A and Parcel B, consisting of 4.1983 acres of land as shown on Preliminary Plat of Sub-division 4-05140, entitled Mill Branch, situated in Prince George's County, Maryland, Election District No. 7, and as shown on Tax Map 63, Grid E-1, located southeast of the intersection of Mill Branch Road and Crain Highway (US 301), and having been conveyed by Thomas H. Price, III and James J. Fitzgibbons, Trustees, by deed dated December 27, 2010, and recorded in Liber 32315 at Folio 51, in Plat Book MMB 240 at Plats 57 and 58, all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, the Commission, upon review of the Preliminary Subdivision Plan submitted herein, which incorporates the parcels of this plan to be reserved, referred the Preliminary Subdivision Plan to its General Plan and studies related thereto, to determine the need for reserving for public use any of the land included in the Preliminary Subdivision Plan; and

WHEREAS, on February 18, 2016, The Maryland-National Capital Park and Planning Commission, by Resolution No. 16-16, duly adopted, placed the above-mentioned property in reservation for public use, and by Resolution No. 19-07, adopted February 14, 2019, continued said reservation for an additional one (1) year; and by Resolution 19-55, adopted May 23, 2019, continued said reservation for an additional one (1) year;

WHEREAS, the circumstances, needs and conditions set forth in said resolution of reservation dated February 18, 2016, still continue and exist at the present time; and

WHEREAS, the above-described property lies within the right-of-way for the proposed F-10 US 301 upgrade, said proposed improvement being referred to in the Bowie and Vicinity Master Plan, as part of the General Plan for the Physical Development of the Maryland-Washington Regional District, and said property is accordingly required for public use; and

WHEREAS, studies by The Maryland-National Capital Park and Planning Commission determine and demonstrate the necessity of locating the proposed F-10 US 301 upgrade, as shown on the Bowie and Vicinity Master Plan, Prince George's County, incorporated herein, and emphasize the need to preserve the required land against loss or encroachment; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Division II of the Land Use Article of the Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, The Maryland-National Capital Park and Planning Commission hereby declares the above described 4.1983 acres of land to be a Reservation of Land for Public Use; said land to be used for the proposed F-10 US 301 upgrade; and

BE IT FURTHER RESOLVED, during the reservation period, no building or structure shall be erected upon the land so reserved. No trees, topsoil, or cover shall be removed or destroyed. No grading shall be done. No storm

LEGALS

drainage structure shall be built so as to discharge water on the reserved land. No land so reserved shall be put to any use whatsoever, except upon written approval of the Planning Board, as provided herein. All land so reserved shall be maintained by the owner as required by County law. The Planning Board shall be notified immediately upon the sale of any land so reserved and be provided with documents from the Land Records attesting to such sale; and

BE IT FURTHER RESOLVED, that certified copies of this resolution be transmitted to the Owner of Record and to the Supervisor of Assessments and to the Washington Suburban Sanitary Commission, advising said offices of the tax abatement provisions of Division II of the Land Use Article of the Annotated Code of Maryland and the ordinances of Prince George's County, with respect to such reservation of land for public use, so that the land so reserved may be exempted from the levy of State, County and local taxes for a period of one (1) year beginning July 1, 2019 and ending June 30, 2020.

BE IT FURTHER RESOLVED, that an appropriate Reservation Plat covering the aforesaid property, be prepared by the staff of this Commission, certified by its authorized representatives, and duly recorded among the Land Records of Prince George's County, Maryland; and

BE IT FURTHER RESOLVED, that a copy of the above Reservation Plat be attached to and accompany each Resolution which is transmitted to the Owner of Record and to the various State and County officials hereinbefore enumerated; and

BE IT FURTHER RESOLVED, that a notice of this Resolution be published once in each of the County newspaper of record, in the Maryland-Washington Regional District in Prince George's County, as required by the above-referenced Regulations for the Subdivision of Land.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Doerner, and Hewlett, voting in favor of the motion, and with Commissioner Washington absent, at its regular meeting held on May 2, 2019 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 23rd day of May 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

134655 (7-4)

COUNTY COUNCIL HEARINGS

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

**TUESDAY, JULY 9, 2019
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND**

Notice is hereby given that on Tuesday, July 9, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearings:

10:00 A.M

Appointment of the following individuals to the Cable Television Commission for Prince George's County:

Ms. Kathleen E. Driver Appointment
Replacing: Doris E. McMillon
Cable TV Member
Term Expiration: 12/5/2022

Ms. Cherie S. Gibson Appointment
Replacing: Brenda Beitzell
Public Member
Term Expiration: 12/5/2022

Ms. Cynthia L. Miller Appointment
Replacing: Michael J. Thompson
Prince George's County
Municipal Association Member
Term Expiration: 12/5/2022

Ms. Thelma C. Newsome-Somers Appointment
Replacing: Samson Afolabi
Certified Public Accountant
Member
Term Expiration: 12/5/2022

Mr. Festus N. Udejiofor Appointment
Replacing: Thomas McCloud
Public Member
Term Expiration: 12/5/2022

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland, 301-952-3600. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Todd M. Turner, Chair**

Attest:
Donna J. Brown
Acting Clerk of the Council

134650 (7-4)

NOTICE

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

Plaintiffs

vs.

Emily Pullen
Defendant

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

CIVIL NO. CAEF 18-44557

ORDERED, this 26th day of June, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14203 Adkins Road, Laurel, Maryland 20708 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of July, 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 26th day of July, 2019, next.

The report states the amount of sale to be \$226,000.00.

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

134646 (7-4,7-11,7-18)

NOTICE

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

Plaintiffs

vs.

Julio C. Garcia Amaya and
Ruvia Amaya

Defendants

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

CIVIL NO. CAEF 19-05530

ORDERED, this 26th day of June, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6106 39th Place, Hyattsville, Maryland 20782 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of July, 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 26th day of July, 2019, next.

The report states the amount of sale to be \$243,100.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
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134648 (7-4,7-11,7-18)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**15622 COPPER BEECH DR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated April 23, 2010 and recorded in Liber 31638, Folio 6 among the Land Records of Prince George's County, MD, with an original principal balance of \$397,664.00, 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

JULY 9, 2019 AT 11:05 AM

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

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

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. 329307-1)

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

134481

(6-20,6-27,7-4)

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

**10005 MUIRFIELD DR.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated October 26, 2011 and recorded in Liber 33308, Folio 203 among the Land Records of Prince George's County, MD, with an original principal balance of \$331,800.00, 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

JULY 9, 2019 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and 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 \$30,000 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. 337687-1)

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

134484

(6-20,6-27,7-4)

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

**915 MANOR HOUSE DR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated November 6, 2006 and recorded in Liber 26512, Folio 353 among the Land Records of Prince George's County, MD, with an original principal balance of \$490,000.00, 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

JULY 9, 2019 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$48,000 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. 336145-1)

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

134482

(6-20,6-27,7-4)

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

**6613 EDMERE DR.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated October 6, 2010 and recorded in Liber 32081, Folio 312 among the Land Records of Prince George's County, MD, with an original principal balance of \$73,000.00, 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

JULY 9, 2019 AT 11:09 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 \$6,000 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. 325781-3)

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

134485

(6-20,6-27,7-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1217 DRUM AVENUE
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Telishia Millhouse, dated November 9, 2015, and recorded in Liber 37822 at folio 365 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

JULY 23, 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 \$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 # 19-600459)

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

134615

(7-4,7-11,7-18)

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for a quote.

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**1502 PAGEANT CT.
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated January 23, 2017 and recorded in Liber 39224, Folio 422 and re-recorded in Liber 40616, Folio 197 among the Land Records of Prince George's County, MD, with an original principal balance of \$343,660.00, 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

JULY 16, 2019 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as follows: Lot No. 7 in Block 24, on a certain plat entitled "Subdivision Plat Pointer Ridge at Collington, Section 7", said plat duly recorded among the plat record of Prince George's County, Maryland, March 21, 1967, as shown in Plat Book WWW 62 at folio 97. The improvements known as, 1502 Pageant Court, Bowie, MD 20716. Tax ID# 07-070451.

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 322513-1)

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

134515

(6-27,7-4,7-11)

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

**9401 TELLICO PLACE
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Barbara Ann Barnes-Shelton, dated May 12, 2009 and recorded in Liber 30655, Folio 150 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on April 6, 2015 in the Land Records of Prince George's County at Liber No. 36847, Folio 545, and further modified by Loan Modification Agreement recorded on September 13, 2017 in the Land Records of Prince George's County at Liber No. 40013, Folio 75, with an original principal balance of \$239,971.00, 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 **JULY 16, 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 \$21,000.00 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

134536 (6-27,7-4,7-11)

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

**7304 EDMONSTON ROAD
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust from Roscoe T. Brown and Joyce S. Mullins, dated August 21, 1992 and recorded in Liber 8433, Folio 521 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$187,200.00, and an original interest rate of 5.125%, 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 **JULY 23, 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 \$5,000.00 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

134611 (7-4,7-11,7-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$750.00 in each and every year.

**7004 SAND CHERRY WAY
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Erika Hamilton, dated May 8, 2017, and recorded in Liber 39719 at folio 7 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

**JULY 23, 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 \$48,000.00 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 # 18-601126)

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

134616 (7-4,7-11,7-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$480.00 in each and every year.

**8135 GRAYDEN LANE
BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Newell G. Day, dated February 7, 2011, and recorded in Liber 32472 at folio 218 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

**JULY 23, 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 \$22,000.00 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 # 18-603226)

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

134617 (7-4,7-11,7-18)

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

**16105 AUDUBON LANE
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Philip Govan and Sarah Govan, dated January 30, 2018 and recorded in Liber 40672, Folio 249 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$330,000.00, and an original interest rate of 5.250%, 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 **JULY 23, 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 \$34,000.00 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

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Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

134612 (7-4,7-11,7-18)



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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**12104 RARITAN LANE
BOWIE, MARYLAND 20715**

By virtue of the power and authority contained in a Deed of Trust from Earl Johnson, dated August 25, 2005, and recorded in Liber 23239 at folio 177 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JULY 23, 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 \$26,000.00 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 # 18-601306)

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

134618 (7-4,7-11,7-18)

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

**13315 FORT WASHINGTON ROAD
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Reginald B. Payton, Sr. and Lajuan F. Payton, dated October 22, 1991 and recorded in Liber 8099, Folio 406 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$272,000.00, and an original interest rate of 9.500%, 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 **JULY 16, 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 \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

134531 (6-27-7-4-7-11)

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

**7320 JOPLIN STREET
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Gail P. O'Hannon, dated June 1, 2015 and recorded in Liber 37126, Folio 395 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$236,342.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 16, 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 \$23,000.00 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

134532 (6-27-7-4-7-11)

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

**9605 NEW ORCHARD DRIVE
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Dorothy M. Schultz, dated September 19, 2003 and recorded in Liber 30444, Folio 600 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$156,800.00, and an original interest rate of 6.740%, 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 **JULY 16, 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 \$12,000.00 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

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134534 (6-27-7-4-7-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1707 CINNAMON TEAL WAY
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Makeba Barnes and Darryl Barnes, dated March 23, 2006, and recorded in Liber 24835 at folio 234 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

**JULY 23, 2019
AT 9:36 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 # 18-603602)

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

134621 (7-4,7-11,7-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**6006 LONGFELLOW STREET
RIVERDALE, MARYLAND 20737**

By virtue of the power and authority contained in a Deed of Trust from Estate Of Mia Jackson, dated October 5, 2012, and recorded in Liber 34086 at folio 488 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

**JULY 9, 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 \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603629)

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

134437 (6-20,6-27,7-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**7015 EAST KILMER STREET
HYATTSVILLE, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Doris K. Colter, dated July 27, 2007, and recorded in Liber 28368 at folio 637 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

**JULY 23, 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 \$25,000.00 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 # 19-600252)

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

134620 (7-4,7-11,7-18)

LEGALS**NOTICE OF DEFAULT AND FORECLOSURE SALE**

WHEREAS, on December 29, 2010, a certain Deed of Trust was executed by Samuel Randolph Matthews as Grantor(s) in favor of Bank of America, N.A. as Beneficiary, and Jake Geesing, Harold Bierman or Carrie Ward as Trustee(s), and was recorded on January 29, 2011, in Book 32358, Page 227 in the Office of the Land Records for Prince Georges County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated January 19, 2017, and recorded on April 8, 2017, in Book 39400, Page 377, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on December 13, 2018, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of June 30, 2019 is \$289,487.84; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on July 23, 2019 at 11:00 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as: 12002 Cleaver Drive,
Mitchellville, MD 20721

Tax ID: 13-1476704

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

The Secretary of Housing and Urban Development will bid \$291,010.06.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$29,100.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$29,100.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

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

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

Date: June 19, 2019

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: RICHARD E. SOLOMON
Cohn, Goldberg & Deutsch, LLC
600 Baltimore Avenue, Suite 208
Towson, MD 21204
410-296-2550

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

134649 (7-4,7-11,7-18)

LEGALS**NOTICE**

IN THE MATTER OF:
Kittrell

FOR THE CHANGE OF
NAME TO:
Anthony Quinton Kittrell

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-19566

A petition has been filed to change the name of Kittrell to Anthony Quinton Kittrell.

The latest day by which an objection to the petition may be filed is July 22, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
134610 (7-4)

**THE
PRINCE
GEORGE'S
POST**

Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE

TODAY!

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

1101 PINE LANE
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from R. Clarence Anthony-El and Beverly Anthony-El, dated July 9, 2007 and recorded in Liber 28239, Folio 609 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$275,920.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 23, 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 McKeefe, 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

134613 (7-4,7-11,7-18)

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.**

13609 WOODEDGE DRIVE
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Daysi Andrades, Ismael A. Molina Guerrero and Oscar A. Molina Guerrero, dated December 20, 2013, and recorded in Liber 35560 at folio 550 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

**JULY 23, 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 \$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 # 19-600658)

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

134619 (7-4,7-11,7-18)

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

7806 HARDER COURT
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Reginald O. Taylor and Eliza M. Taylor, dated July 27, 2015 and recorded in Liber 37314, Folio 188 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$316,766.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 23, 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 \$31,000.00 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 McKeefe, 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

134614 (7-4,7-11,7-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5624 VIRGINIA LANE #31
OXON HILL, MARYLAND 20745

**Subject to the payment of Deferred Water and Sewer Facilities
Charges in the annual amount of \$244.05 in each and every year.**

By virtue of the power and authority contained in a Deed of Trust from Estate of Henry W. Howze, dated December 15, 2017, and recorded in Liber 40391 at folio 326 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

**JULY 9, 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 \$28,000.00 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 # 18-603560)

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

134438 (6-20,6-27,7-4)

LEGALS

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

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

**12007 BION DRIVE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Lamont Payne, dated August 17, 2017, and recorded in Liber 39998 at folio 267 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

**JULY 9, 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 \$30,000.00 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 # 18-602021)

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
134440 (6-20,6-27,7-4)

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

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

**614 MONTGOMERY STREET
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Cassandra Jackson and Ronald Jackson, dated October 18, 2007, and recorded in Liber 29519 at folio 224 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

**JULY 16, 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 \$26,000.00 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 # 18-603232)

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
134526 (6-27,7-4,7-11)

LEGALS

NOTICE

IN THE MATTER OF:
Yoselin Yojana Moreno Colaj
FOR THE CHANGE OF
NAME TO:
Yoselin Yojana Chach Colaj
**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-19143**

A petition has been filed to change the name of (Minor Child(ren)) Yoselin Yojana Moreno Colaj to Yoselin Yojana Chach Colaj. The latest day by which an objection to the petition may be filed is July 22, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
134602 (7-4)

NOTICE

IN THE MATTER OF:
Annie Pearl Jenkins
FOR THE CHANGE OF
NAME TO:
Ann Jenkins
**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-18670**

A petition has been filed to change the name of Annie Pearl Jenkins to Ann Jenkins. The latest day by which an objection to the petition may be filed is July 22, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
134603 (7-4)

NOTICE

IN THE MATTER OF:
Dontrez Detwaune Dunn
FOR THE CHANGE OF
NAME TO:
Dream Dontrez Dunn
**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-18866**

A petition has been filed to change the name of Dontrez Detwaune Dunn to Dream Dontrez Dunn. The latest day by which an objection to the petition may be filed is July 22, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
134604 (7-4)

NOTICE

IN THE MATTER OF:
Roland Anthony Johnson
FOR THE CHANGE OF
NAME TO:
Roland Anthony Mitchell
**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-19199**

A petition has been filed to change the name of Roland Anthony Johnson to Roland Anthony Mitchell. The latest day by which an objection to the petition may be filed is July 22, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
134605 (7-4)

LEGALS

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

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

**837 4TH STREET
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Talisha Saddler, dated August 24, 2009, and recorded in Liber 30976 at folio 346 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

**JULY 9, 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 \$12,000.00 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 5.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-600938)

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
134439 (6-20,6-27,7-4)

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

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

**9132 OLD BURTON CIRCLE
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Estate of Pamela Boyd, dated December 18, 2009, and recorded in Liber 31313 at folio 314 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

**JULY 16, 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 \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-601225)

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
134527 (6-27,7-4,7-11)

LEGALS

LEGALS

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MD 20795

Plaintiff
vs.

THE ESTATE OF MAROLE H. ATKINS
PHILIP O. ATKINS, JR.,
PRESONAL REPRESENTATIVE
7304 ROCKRIDGE ROAD
BALTIMORE, MD 21207

and
PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN BOWIE
DRIVE
UPPER MARLBORO, MD 20772

and
All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have an interest in the property.
Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
Case No. CAE 19-19420**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, in the State of Maryland, sold by the Office of Budget and Finance for Prince George's County and the Collector of State and County Taxes for said County to the Plaintiff in this proceeding.

The property described as: Seat Pleasant, 18th Election District, Lots 16, 17, 3,780.0000 Sq. Ft., Deanwood Park Block C, Assmt \$35,000 Map 0065 Grid 00E1 Parcel 000, Tax Account Number 18-2042547, Mann Street, Capitol Hills, MD 20743, and assessed to Atkins, Marole H.

It is thereupon this 24th day of June, 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, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019, and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
134634 (7-4,7-11,7-18)

ORDER OF PUBLICATION

Paradise Point, LLC
v.

BELTSVILLE HEIGHTS INC.

and
Prince George's County,
and

All unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

HIGHVIEW AVE BELTSVILLE
20705-0000

Also known as Account Number 01-0082768,
Defendants,

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-14694**

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

HIGHVIEW AVE BELTSVILLE
20705-0000

Also known as Account Number: 01-0082768.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
134635 (7-4,7-11,7-18)

ORDER OF PUBLICATION

Paradise Point, LLC
v.

Plaintiff
CEDAR INVESTMENTS LC

and

Prince George's County, Maryland

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

LOT 5, CEDAR AVE, FORT WASHINGTON 20744-0000

also known as Account Number 05-0278804,
Defendants,

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-14687**

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

LOT 5, CEDAR AVE, FORT WASHINGTON 20744-0000

Also known as Account Number: 05-0278804.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
134636 (7-4,7-11,7-18)

LEGALS

ORDER OF PUBLICATION

Paradise Point, LLC
v.

Plaintiff
CEDAR INVESTMENTS LC

and

Prince George's County, Maryland

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

LOT 4, CEDAR AVE, FORT WASHINGTON 20744-0000

also known as Account Number 05-0278796,
Defendants,

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-14688**

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

LOT 4, CEDAR AVE FORT WASHINGTON 20744-0000

also known as Account Number: 05-0278796.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
134637 (7-4,7-11,7-18)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

PHILLIP GREGORY DAVIS
7221 Flag Harbor Drive
District Heights, MD 20747
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-01299**

Notice is hereby given this 17th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7221 Flag Harbor Drive, 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 17th day of July, 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 17th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$198,700.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134543 (6-27-7-4-7-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

MATTHEW R. FRAZIER
6408 Gateway Boulevard
District Heights, MD 20747
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-01354**

Notice is hereby given this 18th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6408 Gateway Boulevard, 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 18th day of July, 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 18th day of July, 2019.

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

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134575 (6-27-7-4-7-11)

NOTICE

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

vs.

Terry D. Quattlebaum and
Anna Quattlebaum
Defendants

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

CIVIL NO. CAEF 18-00132

ORDERED, this 18th day of June, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6970 Hanover Parkway, Unit 101, Greenbelt, Maryland 20770 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 18th day of July, 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 18th day of July, 2019, next.

The report states the amount of sale to be \$87,400.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134574 (6-27-7-4-7-11)

NOTICE

Plaintiff have filed a Motion to Resell Property in which they are seeking Court approval to resell the property located at 6111 Lamont Drive, New Carrollton, Maryland and for other relief.

Notice is hereby issued by the Circuit Court for Prince George's County that the relief sought in the aforementioned Motion may be granted unless cause be shown to the contrary. 6111 Lamont Drive, LLC is to file a response to the Motion on or before August 21st, 2019. Failure to file the response within the time allowed may result in the granting of the relief sought. This Notice shall be published in some newspaper published in the County, once in each of three (3) successive weeks on or before July 23rd, 2019

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134542 (6-27-7-4-7-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

WILLIE L. DAVIS
4200 Steeds Grant Way
Fort Washington, MD 20744
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-01350**

Notice is hereby given this 17th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4200 Steeds Grant Way, 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 17th day of July, 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 17th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$311,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134544 (6-27-7-4-7-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

OLUMIDE A. ADETOLA
11326 Cherry Hill Road
Unit 104
Beltsville, MD 20705
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-05360**

Notice is hereby given this 18th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11326 Cherry Hill Road, Unit 104, 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 18th day of July, 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 18th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$69,285.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134577 (6-27-7-4-7-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

AUNTRIS G. BRAXTON
ADEBOWALE A. AZEEZ
14508 Mary Bowie Parkway
Upper Marlboro, MD 20774
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-39186**

Notice is hereby given this 20th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14508 Mary Bowie Parkway, 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 22nd day of July, 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 22nd day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$425,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134586 (6-27-7-4-7-11)

NOTICE

IN THE MATTER OF:
Bibitayo Rasida Gnassounou

FOR THE CHANGE OF
NAME TO:
TABITHA PHEBE EZEKIEL

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-19048**

A petition has been filed to change the name of Bibitayo Rasida Gnassounou to TABITHA PHEBE EZEKIEL.

The latest day by which an objection to the petition may be filed is July 22, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
134606 (7-4)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ANGELA LYNNETTE BOYKIN
IVAN ALAN BOYKIN
3125 Presidential Golf Drive
Upper Marlboro, MD 20774
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-26362**

Notice is hereby given this 17th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3125 Presidential Golf Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of July, 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 17th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$288,800.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134545 (6-27-7-4-7-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

SHARONE R. BIGELOW
6301 Capon Street
Capitol Heights, MD 20743
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-05318**

Notice is hereby given this 18th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6301 Capon 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 18th day of July, 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 18th day of July, 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
134576 (6-27-7-4-7-11)

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.

Gregory Green, Sr.
7907 Jordan Park Boulevard
Forestville, MD 20747
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-45004**

Notice is hereby given this 18th day of June, 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 18th day of July, 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 18th day of July, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$125,000.00. The property sold herein is known as 7907 Jordan Park Boulevard, Forestville, MD 20747.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134578 (6-27-7-4-7-11)

NOTICE

IN THE MATTER OF:
Desiree Ann LaShawn Brown

FOR THE CHANGE OF
NAME TO:
Desiree Ann LaShawn Galery

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-18857**

A petition has been filed to change the name of Desiree Ann LaShawn Brown to Desiree Ann LaShawn Galery.

The latest day by which an objection to the petition may be filed is July 22, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
134607 (7-4)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JAMES W. DAVIS
KELLI DAVIS
2006 Kent Village Drive
Landover, MD 20785
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-04074**

Notice is hereby given this 17th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2006 Kent Village Drive, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of July, 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 17th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$225,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134546 (6-27-7-4-7-11)

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.

Kenneth D. Fields
1206 Castlehaven Court
Capitol Heights, MD 20743
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-10275**

Notice is hereby given this 18th day of June, 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 18th day of July, 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 18th day of July, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$152,250.00. The property sold herein is known as 1206 Castlehaven Court, Capitol Heights, MD 20743.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134580 (6-27-7-4-7-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JANE H. WENCEL**

Estate No.: 113072

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Martin S. Goldberg for judicial probate of the will dated 3/5/2002 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **August 1, 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
134590 (6-27-7-4)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

CORNELL D. PEARCE
LISA C. PEARCE
10509 Louisville Lane
Upper Marlboro, MD 20774
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-04075**

Notice is hereby given this 17th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10509 Louisville Lane, 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 17th day of July, 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 17th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$278,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134547 (6-27-7-4-7-11)

NOTICE

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

vs.

Gregory D. Stradford and
Latisha S. Stradford
Defendants

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

CIVIL NO. CAEF 19-02153

ORDERED, this 26th day of June, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2231 Dawn Lane, N/A, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of July, 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 26th day of July, 2019, next.

The report states the amount of sale to be \$189,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134647 (7-4-7-11,7-18)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CONRADO MANGAPIT JR**

Notice is given that Erlinda Glorioso Lopez, whose address is 9155 SE 118th Loop, Summerfield, FL 84491, was on June 20, 2019 appointed personal representative of the small estate of Conrado Mangapit Jr who died on May 6, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

ERLINDA GLORIOSO LOPEZ
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 113827
134656 (7-4)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

KIRA MICHELLE SMOTHERS
5937 Applegarth Place
Capitol Heights, MD 20743
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-05300**

Notice is hereby given this 17th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5937 Applegarth Place, 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 17th day of July, 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 17th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$161,000.00.

MAHASIN

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
6613 Dulin Drive, Oxon Hill, MD 20745

By virtue of the power and authority contained in a Deed of Trust from JUDY A. JOHNSON and IAN C. JOHNSON, dated March 19, 2007 and recorded in Liber 27558 at Folio 741 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 Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JULY 17, 2019
AT 3:05 P.M.

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

LOT NUMBERED ONE (1) IN BLOCK LETTERED "D" IN THE SUBDIVISION KNOWN AS "LIVINGSTON HEIGHTS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 26 AT PLAT 90. BEING IN THE 12TH ELECTION DISTRICT.

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

TERMS OF SALE: A deposit of \$16,000.00 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, 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

134529

(6-27-7-4-7-11)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 9, 2019
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, July 9, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-44-2019 - A RESOLUTION CONCERNING THE 2008 WATER AND SEWER PLAN (APRIL 2019 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2008 Water and Sewer Plan.

Basin and Number	Approximate Location	Zoning Acres	Existing Category	Requested Category
Parkway				
19/PW-01 Patuxent Greens District 1	167 SFD and 222 TH residential dwelling units 6, F-4, Parcel A and Unknown Parcel	191.75 PUD-E Laurel	4	3
Western Branch				
19/W-01 Hawkins Property District 6	100 – 150 TH residential dwelling units with a minimum 2,000 SF of livable space; minimum sale price \$325K; retail and office space with a minimum rent of \$30/per sq. ft. 45, F-3, Parcels 5, 118 & 123	22.29 R-E	5	4
19/W-02 Freeway Airport District 6	44 SFD residential dwelling units with a minimum 3,500 SF of livable space; minimum sale price \$600K. 54, B/C-2/3/4; Parcels 7, 49, 50, 51, 57, 58, 59 & 60	128.94 R-A	5	4
Mattawoman				
19/M-01 Signature Club Outparcel B District 9	Redesignation of Outparcel B as a buildable parcel to be developed as a unified development with Lot 12 for residential uses and commercial retail uses. 161, E-2, Parcel B	3.62 M-X-T	5	4

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

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Todd M. Turner, Chair

ATTEST:
Donna J. Brown
Acting Clerk of the Council

134583

(6-27-7-4)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DEMARIIS ANDRIA SEAY**

Notice is given that Janis C Brydie, whose address is 10035 Oldfield Drive, Richmond, VA 23235-1811, and Linda K Brydie, whose address is 10035 Oldfield Drive, Richmond, VA 23235-1811 were on June 25, 2019 appointed co-personal representatives of the small estate of Demaris Andria Seay, who died on February 22, 2019 without a will.

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

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

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

(2) Thirty days after the co-personal representatives mail or otherwise deliver 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.

JANIS C BRYDIE
LINDA K BRYDIE
Co-Personal Representatives

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

Estate No. 113486
134657 (7-4)

PRINCE GEORGE'S COUNTY GOVERNMENT
Board of License Commissioners
(Liquor Control Board)

JULY 23, 2019

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

TRANSFER

James Natty, Member, Nombisise Simo, Member, for a Class B (R), Beer, Wine and Liquor for the use of Safari Restaurant and Lounge, LLC, t/a **Safari Restaurant and Lounge**, 9624 Fort Meade Road, Laurel, 20707, transfer from TVI, Inc., t/a Sullivan's Steak and Beverage, Teresa A.M. Haas, President, John Corbet, Secretary/Treasurer.

Monzurul Islam, President, for a Class D, Beer and Wine for the use of M&P Investments, Inc., t/a **Lee's Deli Mini Mart**, 5400 Marlboro Pike, Forestville, 20747, transfer from Amita, Inc., t/a Lee's Deli Mini Mart, Chung Soon Lee, President/Secretary/Treasurer.

Rosa Isabel Cruz Granados, President, Martin Granados Sanchez, Vice President/Secretary/Treasurer for a Class D, Beer and Wine for the use of Ku & Shim, Inc., t/a **The Store**, 3811 Hamilton Street, Hyattsville, 20783, transfer from Ku & Shim, Inc., t/a The Store, Andy Kim, President, Mimi Kim, Vice President/Secretary.

NEW – CLASS B (BLX), BEER, WINE AND LIQUOR

Leia Burks, Managing Member/Authorized Person, Taseen Abdulbarr, Member/Authorized Person for a Class B (BLX), Beer, Wine and Liquor for the use of Center Pocket, LC, t/a **Center Pocket Billiards and Café**, 4931 Tesla Drive, Bowie, 20715.

Parvez Ahmed, Managing Member for a Class B (BLX), Beer Wine and Liquor for the use of OTI of Largo, LLC, t/a **Olde Towne Inn**, 7710 Harkins Road, Suite 103, Lanham, 20706.

NEW – CLASS B, BEER, WINE AND LIQUOR

German E. Escobar, President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor for the use of ARE Coporation, t/a **La Chiquita**, 5705 Riverdale Road, Riverdale Park, 20737.

Carl S. Williams, Managing Member, Russell Thomas, Member, Mark McCain, Member/General Manager for a Class B, Beer Wine and Liquor for the use of Elite Edge Athletics, LLC, t/a **The Café at Athletic Republic**, 6417 Marlboro Pike, District Heights, 20747.

Rodney Chambers, Managing Member, Ronald Covington, Managing Member for a Class B, Beer, Wine and Liquor for the use of Sky High Sports & Entertainment, LLC, t/a **PartyHQ**, 15606 Emerald Way, Bowie, 20716.

Wilson E. Ceron-Jacome, President/Secretary/Treasurer, Lubia A. Ceron, Vice President for a Class B, Beer, Wine and Liquor for the use of Ipala Ceron, Inc., t/a **Rancho Rio Bravo Restaurant**, 2031-C University Blvd, Hyattsville, 20783.

Daisy Dumera, Member-Manager, Helen S.K. Solomon, Member-Authorized Person for a Class B, Beer, Wine and Liquor for the use of Kettle Top, LLC, t/a **Kettle Top American Bar & Grill**, 3656 St. Barnabas Road, Suitland, 20746.

Jesus Meja, President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor for the use of El Mexireno Restaurant, Inc., t/a **El Mexireno Restaurant**, 5494 Saint Barnabas Road, Oxon Hill, 20745.

A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, July 23, 2019. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Kelly E. Markomanolakis
Administrative Assistant
June 28, 2019

134661 (7-4,7-11)

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 August 22, 2019 and will be heard on October 22, 2019. Those licenses are:

Class B, Beer and Wine – 17 BW 29, 17 BW 30, 17 BW 31

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

A Public Hearing is scheduled for August 7, 2019 at 7:00 p.m. and August 14, 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
June 27, 2019

134660 (7-4,7-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RUTH ROSS**

Notice is given that Angela Garnett, whose address is 18121 Queen Anne Road, Upper Marlboro, MD 20774, was on May 29, 2019 appointed personal representative of the small estate of Ruth Ross, who died on January 24, 2019 without a will.

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

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

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

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

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

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

ANGELA GARNETT
Personal Representative

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

Estate No. 113753
134658 (7-4)

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CALL: 301-627-0900

FAX: 301-627-6260

LEGALS

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff
v.
BELTSVILLE HEIGHTS INC.
and
Prince George's County,
and

All unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

HIGHVIEW AVE BELTSVILLE 20705-0000

Also known as Account Number 01-0082750,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14695

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

HIGHVIEW AVE BELTSVILLE 20705-0000

Also known as Account Number: 01-0082750.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
134638 (7-4,7-11,7-18)

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff
v.
Robert M. Nargi, Jean M. Whyers, Ronald B. Edlavitch, Trustee, Ten-Forty Corporation, Prince George's County,
and

and all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

7305 DOWER HOUSE RD UPPER MARLBORO 20772-0000

and also known as Account Number 15-1784628,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14693

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

7305 DOWER HOUSE RD UPPER MARLBORO 20772-0000

and also known as Account Number: 15-1784628.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
134639 (7-4,7-11,7-18)

LEGALS

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff
v.
SALVATION ARMY, Prince George's County, Maryland
and

and all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

KENILWORTH AVE HYATTSVILLE 20781-0000

and also known as Account Number 02-0105262,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14692

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

KENILWORTH AVE HYATTSVILLE 20781-0000

Also known as Account Number: 02-0105262.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
134640 (7-4,7-11,7-18)

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff
v.
Wali Muhammad, Shabazz Alia, Dawn Crowe, Lennell Crowe, Prince George's County, Maryland
and

and all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

010629 Gross Ln., Beltsville, MD 20705

Also known as Account Number 01-0015156,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14691

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

010629 Gross Ln., Beltsville, MD 20705

Also known as Account Number 01-0015156.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
134641 (7-4,7-11,7-18)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH R KING

Notice is given that Martin G Oliverio, whose address is 14300 Gallant Fox Lane Suite 218, Bowie, MD 20715, was on June 20, 2019 appointed Personal Representative of the estate of Kenneth R King, who died on December 25, 2018 without a will.

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

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

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

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

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

MARTIN G OLIVERIO
Personal Representative

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

Estate No. 112524
134659 (7-4,7-11,7-18)

ZONING HEARINGS

ZONING HEARINGS ON THE FOLLOWING APPLICATIONS WILL BE HELD BY THE ZONING HEARING EXAMINER ON

**WEDNESDAY
AUGUST 7, 2019**
**ZONING HEARING
EXAMINER'S OFFICE
SUITE L-205
COUNTY ADMINISTRATION
BUILDING
UPPER MARLBORO, MD.**
AT 9:30 A.M.

**VALIDATION OF PERMIT ISSUED IN ERROR:
BLADENSBURG (2) ELECTION DISTRICT:**

ERR 279- Application of Thomas Koudellou Owner, for VALIDATION OF PERMITS ISSUED IN ERROR, PERMITS NO. 5777-U,5780-U,16153-U and 16151-U at the property containing approximately 0.4680 acres of land, zoned U-I-1/ and within the Gateway arts District DDOZ, identified as 4315 41ST Street, Brentwood, MD 20722.

By Order of the County Council
Prince George's County, Md.
Todd M. Turner, Chair

Attest:
Donna J. Brown
Acting Clerk of the Council

134662 (7-4)

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

LEGALS

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff
v.

Corey Maragh, Rajistree Ram-sammy, Access National Bank, Richard L. Sugarman, Trustee, and all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

11234 OLD BALTIMORE PIKE BELTSVILLE 20705 and also known as Account Number 1-3018249,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14690

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

11234 OLD BALTIMORE PIKE BELTSVILLE 20705-0000 and also known as Account Number: 1-3018249

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
134642 (7-4,7-11,7-18)

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff
v.
BBIM INC
and
Prince George's County, Maryland
and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

2901 RITCHIE MARLBORO RD UPPER MARLBORO 20772-0000

Also known as Account Number 15-1780675,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14696

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

2901 RITCHIE MARLBORO RD UPPER MARLBORO 20772-0000

also known as Account Number: 15-1780675.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
134643 (7-4,7-11,7-18)

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff
v.
CEDAR INVESTMENTS LC
and
Prince George's County, Maryland
and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

LOT 8, CEDAR AVE, FORT WASHINGTON 20744-0000

also known as Account Number 05-0278838,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14684

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

LOT 8, CEDAR AVE FORT WASHINGTON 20744-0000

also known as Account Number: 05-0278838.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
134644 (7-4,7-11,7-18)

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff
v.
CEDAR INVESTMENTS LC
and
Prince George's County, Maryland
and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

LOT 9, CEDAR AVE, FORT WASHINGTON 20744-0000

also known as Account Number 05-0278846.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14685

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

LOT 9, CEDAR AVE FORT WASHINGTON 20744-0000

also known as Account Number: 05-0278846.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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
134645 (7-4,7-11,7-18)

The Prince George's Post Newspaper Call 301-627-0900 or Fax 301-627-6260 Have a Very Safe Weekend

The Prince George's Post Newspaper Call 301-627-0900 or Fax 301-627-6260 Have a Very Safe Weekend

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

12804 GLYNIS ROAD
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Reginald W. Wheeler, Sr., dated May 20, 2016 and recorded in Liber 38260, Folio 324 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$289,656.00, 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 **JULY 9, 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

134444

(6-20,6-27,7-4)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7310 WOOD HOLLOW TERRACE 731
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Renita Gross, dated April 7, 2004, and recorded in Liber 19548 at folio 744 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

JULY 16, 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 \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-602249)

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

134528

(6-27,7-4,7-11)

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

17311 BROOKMEADOW LANE
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Mervyn P. Lacey and Tinya E. Lacey, dated March 15, 2004 and recorded in Liber 19492, Folio 63 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$50,640.50, and an original interest rate of 11.800%, 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 **JULY 9, 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 \$5,000.00 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.

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

134445

(6-20,6-27,7-4)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

14109 SPRINGBRANCH DRIVE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Jeffrey B. Wynn and Carla M. Wynn, dated July 19, 2006, and recorded in Liber 25887 at folio 209 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

JULY 9, 2019

AT 9:36 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-11099)

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

134436

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