

*The Prince
George's Post
Newspaper*

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**Happy
New Year!**

2018

**from the Staff at
The Prince
George's Post**

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
TAWANA M GERON, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36490

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0058875 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

AMENDMENT 3/19/87 1,500.0000 SQ.FT. & IMPS. INDIAN CREEK PLAT LOT 84 BLK C

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 01-0058875 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128915 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
ZENITH PROPERTIES LLC, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36491

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0293209 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

L29231 F308 RERCRD 12/17/09 L31265 F429 20,055.0000 SQ.FT. & IMPS. ACCOKEEK GARDENS LOT 3 BLK B

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 05-0293209 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128916 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
MUHAMMAD S ARAIN, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36647

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1535632 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

11 2,653.0000 SQ.FT. & IMPS. PINES CONDOMINIUM

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 13-1535632 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129014 (12-28,1-4,1-11)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

MICHELLE KANE
1009 Carrington Avenue
Capitol Heights, MD 20743
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 16-40119

Notice is hereby given this 18th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1009 Carrington Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$313,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128995 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
JAMES & ROSENA BELL JR, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36646

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1566215 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

2,429.0000 SQ.FT. & IMPS. PALMER PARK LOT 80 BLK 4

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 13-1566215 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129013 (12-28,1-4,1-11)

NOTICE

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

vs.
Estate of Annie Howell
Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 17-16686

ORDERED, this 19th day of December, 2017 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7030 Wood Thrush Drive, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of January, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 19th day of January, 2018, next.

The report states the amount of sale to be \$202,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128987 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
Wilmington Trust, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36917

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-1773563 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

1,500.0000 SQ.FT. & IMPS. FORESTVILLE PARK LOT 326 BLK B

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 15-1773563 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128860 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
BENJAMIN A & SHIRLEY LAW, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36887

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1464627 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

10,0005.0000 SQ.FT. & IMPS. ROYALE GARDENS LOT 7 BLK 4

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 13-1464627 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129016 (12-28,1-4,1-11)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

PAULA ROSS-DEFLANDERS
6114 Modupeola Way
Capitol Heights, MD 20743
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-12500

Notice is hereby given this 18th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6114 Modupeola Way, 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 January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$243,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128997 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
DENNIS K & NANCY A FITZGERALD, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36923

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-1623867 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

8,146.0000 SQ.FT. & IMPS. RUTLEDGE LOT 9 BLK G

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 14-1623867 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128865 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
RUDY & SONIA LEONZO, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36888

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1935311 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

981.0000 SQ.FT. & IMPS. PRESIDENTIAL TOWER UNIT 223

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 17-1935311 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129017 (12-28,1-4,1-11)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

AURELIA TURNER
STACY TURNER
4100 71st Avenue
Hyattsville, MD 20784
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 16-42456

Notice is hereby given this 18th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4100 71st Avenue, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$173,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128998 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
RUTA HAILE, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36924

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1562214 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

2,653.0000 SQ.FT. & IMPS. PINES CONDOMINIUM

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 13-1562214 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128866 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
VIVIAN HOFFMANN, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36890

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1876598 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

1,813.0000 SQ.FT. & IMPS. RIGGS HILL CONDO

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 17-1876598 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129018 (12-28,1-4,1-11)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

DARRICK W. WALLACE, SR.
AKA DARRICK WINFRED WALLACE, SR.
10509 Keepsake Lane
Upper Marlboro, MD 20772
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 16-25072

Notice is hereby given this 19th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10509 Keepsake Lane, 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 19th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$319,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129056 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
MARIE & ALONZO WRIGHT,
et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36499

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-3572369 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

10,385.0000 SQ.FT. & IMPS. SUMMERWOOD-PLAT EI LOT 99 BLK A

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 05-3572369 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk

129001 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
UCHE M OKONKWO, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36639

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2111367 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3,754.0000 SQ.FT. & IMPS. BOOKER T HOMES LOT 12 BLK B

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 18-2111367 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk

129007 (12-28,1-4,1-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.
KIM ALEXANDER
8825 East Grove
Upper Marlboro, MD 20774
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 17-09595

Notice is hereby given this 19th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8825 East Grove, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$140,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

129057 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
MARY G BUTLER, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36505

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0447839 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

20,456.0000 SQ.FT. & IMPS. CHESTER GROVE LOT 3

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0447839 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk

129004 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
HARRY B & ETHEL L BATON,
et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36643

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1506211 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

12,917.0000 SQ.FT. & IMPS. COLUMBIA PARK-LOT 8 BLK 24A

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 13-1506211 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk

129010 (12-28,1-4,1-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.
ANGELA B. HOLMES
4645 Deepwood Court
Unit # 100D
Bowie, MD 20720
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 16-07471

Notice is hereby given this 22nd day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4645 Deepwood Court, Unit # 100D, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 22nd day of January, 2018.

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

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

True Copy—Test:
Sydney J. Harrison, Clerk

129065 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
WILLIAM T GRANT JR., et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36506

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0491894 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

BLDG 3 UNIT 3834 2,260.0000 SQ.FT. & IMPS. IVERSON COURTS CON

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0491894 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk

129005 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
ABUBAKAR & FATOUMATA BAH, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36644

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-2755692 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

6,940.0000 SQ.FT. & IMPS. SHERIFF KNOLLS LOT 28 BLK B

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 13-2755692 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk

129011 (12-28,1-4,1-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.
ANTONIO D. JOHNSON
NICOLE L. JOHNSON
6803 Tall Oak Drive
Temple Hills, MD 20748
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-16744

Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6803 Tall Oak Drive, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$211,100.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

128950 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
LAKITA DYSON, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36507

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0438374 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 29 2,100.0000 SQ.FT. & IMPS. ST JAMES PLACE CON

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0438374 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk

129006 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
RONNIE S WARE SR, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36645

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1541317 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

1,752.0000 SQ.FT. & IMPS. LOTTSFORD TOWNHOU LOT 18

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 13-1541317 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk

129012 (12-28,1-4,1-11)

NOTICE

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

vs.
Jason E. Sapp

Plaintiffs
Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 17-14056

ORDERED, this 8th day of December, 2017, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1001 Chillum Road Unit 308, 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 8th day of January, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of January, 2018, next.

The report states the amount of sale to be \$60,800.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

128853 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7900 OLD BARN ROAD
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Ameer Abdullah and Myra Abdullah, dated June 23, 2006 and recorded in Liber 25608, Folio 10 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$410,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 9, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$38,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

128924 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12105 TAWNY LANE
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Luis A. Rios, dated April 12, 2016 and recorded in Liber 38207, Folio 298 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$245,471.00, 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 **JANUARY 9, 2018 AT 11:00 AM.**

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

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

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

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

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

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

128925 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**14237 JIB STREET, UNIT 32
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Zinat Bahari, dated July 30, 2007 and recorded in Liber 28878, Folio 743 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$279,543.04, and an original interest rate of 2.220%, 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 **JANUARY 16, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$28,300.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

128994 (12-28,1-4,1-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

**10214 EVERLEY TERRACE
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Charles Muhammad and Tiesha M. Henson, dated September 24, 2012, and recorded in Liber 34099 at folio 420 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

**JANUARY 9, 2018
AT 9:32 AM**

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

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

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$500.00 in each and every year.

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 \$36,000.00 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 # 17-602527)

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

128920 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**2410 LAKE AVENUE
CHEVERLY, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Angela P. Seldon, dated August 8, 2006, and recorded in Liber 26465 at folio 483 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

**JANUARY 9, 2018
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$10,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% 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 # 17-601768)

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

128919 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**6831 MILLTOWN COURT
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Cynthia Wood Russell, dated February 28, 2007, and recorded in Liber 27353 at folio 397 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

**JANUARY 9, 2018
AT 9:33 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 14-608311)

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

128921 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**14615 CRESCENT DRIVE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Cynthia King and Paul King, dated November 22, 2013 and recorded in Liber 35501, Folio 380 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$157,102.00, 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 **JANUARY 16, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$16,000.00 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

129000 (12-28,1-4,1-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3711 LEEDS DRIVE
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Monique Curtis, dated November 17, 2010 and recorded in Liber 32245, Folio 583 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$195,000.00, and an original interest rate of 2.562%, 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 **JANUARY 9, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$17,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

128926 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12213 PHEASANT RUN DRIVE
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust from Ronald A. Johnson, dated August 16, 2006 and recorded in Liber 26409, Folio 499 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$146,250.00, and an original interest rate of 4.125%, 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 **JANUARY 23, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,100.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

129088 (1-4,1-11,1-18)

The Prince George's Post

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Call Brenda Boice at 301-627-0900

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
RUSSELL M GOLDSSEN, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36620

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-3245412 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

10,539.0000 SQ.FT. & IMPS. HYNESBORO PARK-RSB BLK 13 LOT 8 & 6.745 SF OF ABD ST(LAC CHG PER DEED TRS 2000)

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 20-3245412 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128894 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
BABATUNDE ODUFUWA, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36619

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2303956 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3,000.0000 SQ.FT. & IMPS. CHELSEA WOOD CONDO CONDOMINIUM UNIT 8479-101

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 21-2303956 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128895 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
ANTHEA & EMEKA NWANDU, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36621

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2267235 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3,840.0000 SQ.FT. & IMPS. FRENCHMANS CREEK C UNIT 1603

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 20-2267235 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128896 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
HABIBA WAKIL, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36613

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2376317 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

1,419.0000 SQ.FT. & IMPS. HUNTING RIDGE COND UNIT 6950-200

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 21-2376317 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128898 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
WILLIAM W CHOL, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36612

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2377703 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

6,517.0000 SQ.FT. & IMPS. GREENBELT PARK LOT 11 BLK A

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 21-2377703 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128899 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
GARY & LYNN SHAY, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36611

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2068369 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

4,000.0000 SQ.FT. & IMPS. GR CAPITOL HEIGHTS BLK 3 HEIGHTS LOTS 8.9

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 18-2068369 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128900 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

**6306 BLUE SAGE LANE
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from William Earl Carter and Janice Shery L. Olfus-Carter, dated February 7, 2007, and recorded in Liber 27243 at folio 631 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

**JANUARY 16, 2018
AT 9:34 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$43,000.00 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 # 16-603114)

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

128991 (12-28,1-4,1-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1617 SHADY GLEN DRIVE
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Wanda D. Young-Dade, dated January 30, 2007, and recorded in Liber 27197 at folio 669 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

**JANUARY 16, 2018
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 \$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 # 2013-43117)

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

128993 (12-28,1-4,1-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**12418 SADLER LANE
BOWIE, MARYLAND 20715**

By virtue of the power and authority contained in a Deed of Trust from James Peppins and Renelle Nash-Peppins, dated July 12, 2012, and recorded in Liber 35533 at folio 552 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

**JANUARY 23, 2018
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 16-603928)

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

129097 (1-4,1-11,1-18)

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

**9311 SMALL DR.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated November 18, 2009 and recorded in Liber 31303, Folio 366 among the Land Records of Prince George's County, MD, with an original principal balance of \$384,736.00 and a current interest rate of 5.25%, 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

JANUARY 17, 2018 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 201266-1)

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

128984 (12-28,1-4,1-11)

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

**17305 SUMMERWOOD LA.
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated January 26, 2007 and recorded in Liber 27262, Folio 40 among the Land Records of Prince George's County, MD, with an original principal balance of \$510,950.00 and a current interest rate of 6.75%, 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

JANUARY 17, 2018 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$55,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 302638-1)

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

128985 (12-28,1-4,1-11)

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

**4219 CHARLOT WAY
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated August 7, 2009 and recorded in Liber 30960, Folio 54 and re-recorded in Liber 31610, Folio 284 among the Land Records of Prince George's County, MD, with an original principal balance of \$439,150.00 and a current interest rate of 3%, 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

JANUARY 17, 2018 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 313295-1)

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

128986 (12-28,1-4,1-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**4516 NATAHALA DRIVE
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Robert M. Hines, SR., dated April 24, 2007, and recorded in Liber 27813 at folio 487 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

**JANUARY 23, 2018
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-603370)

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

129098 (1-4,1-11,1-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**6804 LONDON COURT
GREENBELT, MARYLAND 20770**

By virtue of the power and authority contained in a Deed of Trust from William L. Smith and Selena J. Smith, dated June 14, 2004, and recorded in Liber 20316 at folio 600 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

**JANUARY 23, 2018
AT 9:35 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 6.175% 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 # 17-601677)

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

129101 (1-4,1-11,1-18)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs
v.
Nathaniel Risch,
Personal Representative for the Estate of Elaine L. Heath
13901 Belle Chasse Boulevard,
#216 & Garage Unit G123
Laurel, MD 20707
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-27811**

Notice is hereby given this 27th day of December, 2017, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of January, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$177,000.00. The property sold herein is known as 13901 Belle Chasse Boulevard, #216 & Garage Unit G123, Laurel, MD 20707.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129119 (1-4,1-11,1-18)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs
v.
Heather Richmond,
Personal Representative for the Estate of Vivian D. Richmond

AND
Calvin Flannagan, Jr.,
Personal Representative for the Estate of Edward Flannagan

7903 Elmwood Lane
Clinton, MD 20735
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-16750**

Notice is hereby given this 22nd day of December, 2017, 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 22nd day of January, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$182,223.00. The property sold herein is known as 7903 Elmwood Lane, Clinton, MD 20735.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129067 (12-28,1-4,1-11)

OFFICIAL NOTICE

ELECTION DAY for the TOWN OF UPPER MARLBORO

The Town of Upper Marlboro will hold a general election to elect three residents to the Board of Town Commissioners for the 2018–2019 term of office on Monday January 8, 2018 from 1:00 pm to 8:00 pm at the Town Hall, 14211 School Lane, Upper Marlboro MD 20772. Only qualified voters who live within the corporate limits of The Town of Upper Marlboro are eligible to vote in this election. More info at: www.uppermarlboromd.gov. —Town of Upper Marlboro; By: M. David Williams, Town Clerk.

128968 (12-21,1-4)

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900 | Fax (301) 627-6260

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

**11808 FAIRGREEN LA.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated January 26, 2009 and recorded in Liber 30399, Folio 83 among the Land Records of Prince George's County, MD, with an original principal balance of \$377,217.00 and a current interest rate of 2%, 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

JANUARY 9, 2018 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 159968-1)

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

128940 (12-21,12-28,1-4)

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

**6401 COSMOS CT.
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust dated February 17, 2009 and recorded in Liber 30411, Folio 188 among the Land Records of Prince George's County, MD, with an original principal balance of \$490,452.00 and a current interest rate of 4.125%, 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

JANUARY 9, 2018 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 320895-1)

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

128928 (12-21,12-28,1-4)

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

**1707 BRADMOORE DR.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated July 27, 2006 and recorded in Liber 25698, Folio 543 among the Land Records of Prince George's County, MD, with an original principal balance of \$168,000.00 and a current interest rate of 6.875%, 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

JANUARY 9, 2018 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 204410-1)

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

128932 (12-21,12-28,1-4)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852

Substitute Trustees

vs.

ANGELA R. ROYSTER AKA AN-
GELA R. YOUNG
2801 Forest Run Drive, Unit 102
District Heights, MD 20747

Defendant(s)

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

Civil Action No. CAEF 17-16688

Notice is hereby given this 26th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2801 Forest Run Drive, Unit 102 District Heights, MD 20747, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 26th day of January, 2018, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of January, 2018, next.

The Report of Sale states the amount of the sale to be Sixty Nine Thousand Five Hundred Dollars (\$69,500.00).

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

True Copy—Test:
Sydney J. Harrison, Clerk
129106 (1-4,1-11,1-18)

NOTICE

IN THE MATTER OF:
John Michael Polanco

FOR THE CHANGE OF
NAME TO:
John Michael Taveras Polanco

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 17-39665

A petition has been filed to change the name of (Minor Child(ren)) John Michael Polanco to John Michael Taveras Polanco.

The latest day by which an objection to the petition may be filed is January 29, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George's County, Maryland
129110 (1-4)

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.

Jeffrey B. Farmer
5865 East Boniwood Turn
Clinton, MD 20735

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 16-40124

Notice is hereby given this 27th day of December, 2017, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of January, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$202,601.22. The property sold herein is known as 5865 East Boniwood Turn, Clinton, MD 20735.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129120 (1-4,1-11,1-18)

NOTICE

IN THE MATTER OF:
Leybiker Sanchez

FOR THE CHANGE OF
NAME TO:
Leybiker Sanchez Rosales

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 17-39906

A petition has been filed to change the name of (Minor Child(ren)) Leybiker Sanchez to Leybiker Sanchez Rosales.

The latest day by which an objection to the petition may be filed is January 29, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George's County, Maryland
129111 (1-4)

LEGALS

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

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

**Subject to the payment of Deferred Water and Sewer Facilities
Charges in the amount of \$681.00 due and payable on the first day
of January in each and every year.**

**11100 RODEO COURT
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from John F. Forbes, dated February 12, 2013, and recorded in Liber 34977 at folio 591 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

JANUARY 23, 2018

AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$51,000.00 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 # 16-600689)

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
129099 (1-4,1-11,1-18)

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 \$575.00 in each and every year.**

**2817 CORONELLA COURT
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Emmanuel Azoro, dated April 13, 2009, and recorded in Liber 30654 at folio 075 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

JANUARY 23, 2018

AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 16-605431)

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
129100 (1-4,1-11,1-18)

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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**

**7105 KEMPTON RD.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated May 20, 2003 and recorded in Liber 17645, Folio 325 among the Land Records of Prince George's County, MD, with an original principal balance of \$293,500.00 and a current interest rate of 4.625%, 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

JANUARY 9, 2018 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 144989-1)

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

128929 (12-21,12-28,1-4)

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 ANGORA DR.
CHELTENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007 and recorded in Liber 27608, Folio 341 and re-recorded in Liber 29325, Folio 668 among the Land Records of Prince George's County, MD, with an original principal balance of \$427,000.00 and a current interest rate of 3.95%, 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

JANUARY 9, 2018 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$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. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 85162-2)

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

128930 (12-21,12-28,1-4)

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**

**10603 FORESTGATE PL.
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust dated April 5, 2006 and recorded in Liber 25107, Folio 639 among the Land Records of Prince George's County, MD, with an original principal balance of \$510,000.00 and a current interest rate of 5.875%, 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

JANUARY 9, 2018 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and 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 \$50,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 37378-1)

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

128931 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
ELLEN S OATES, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36608

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2073930 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

8,000.0000 SQ.FT. & IMPS. GR CAPITOL HEIGHTS BLK 58
LOTS 43.44.45.46 IMPS ON 44.45

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 18-2073930 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128882 (12-21,12-28,1-4)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

JONATHAN BARNES
6011 Emerson Street
Unit 601
Bladensburg, MD 20710
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 17-16696

Notice is hereby given this 8th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6011 Emerson Street, Unit 601, Bladensburg, MD 20710, 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 January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$48,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
128856 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
GLEN REID, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36616

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2033181 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

5,500.0000 SQ.FT. & IMPS. OAKMONT BLK 2 LOTS 6.7

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 18-2033181 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128891 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
GEORGE W MAZZOLA, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36455

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0562959 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

11,000.0000 SQ.FT. & IMPS. DISTRICT HEIGHTS LOT 30
BLK 59

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 06-0562959 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128883 (12-21,12-28,1-4)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

NORMA G HARKINS
AKA NORMA GILES HARKINS
MICHAEL C. HARKINS, SR.
AKA MICHAEL HARKINS, SR.
1600 Opus Avenue
Capitol Heights, MD 20743
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 17-09951

Notice is hereby given this 8th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1600 Opus Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.

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

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
128857 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
GEORGE J MURPHY, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36618

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2374866 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

1,405.0000 SQ.FT. & IMPS. HUNTING RIDGE COND UNIT 6942-101

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 21-2374866 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128893 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
DAUNA H HAZEL, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36913

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-2933844 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

2,400.0000 SQ.FT. & IMPS. MELWOOD PARK - RES LOT 69
BLK B

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 15-2933844 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128885 (12-21,12-28,1-4)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

GLADYS CARTER
KALILU F. KONDEH
9110 Kinzer Street
Lanham, MD 20706
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 16-43729

Notice is hereby given this 11th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9110 Kinzer Street, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 11th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$183,751.31.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
128946 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
KIERA D ELLERBE, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36500

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 03-2810034 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

2,561.0000 SQ.FT. & IMPS. KINGS COUNCIL COND

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 03-2810034 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128917 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
MEKANE HIWOT CHURCH, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36463

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0622928 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

LOTS 52.53 189,224.0000 SQ.FT. & IMPS. T B MIDDLETON FARM

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 06-0622928 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128887 (12-21,12-28,1-4)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

KISHA DENNIS-ROSS
ANTHONY T. ROSS
1725 Stourbridge Court
Bowie, MD 20721
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 17-11048

Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1725 Stourbridge Court, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2018.

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

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
128947 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
GUGA G PARDEDE, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36892

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 16-1821263 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

6,800.0000 SQ.FT. & IMPS. QUEENS CHAPEL MANO LOT 10 BLK H

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 16-1821263 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129019 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
KCK VENTURES LLC & MICHAEL ISLEY, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36459

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3286747 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 3009-11 999.0000 SQ.FT. & IMPS. KINGS CROSSING CON

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 06-3286747 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128888 (12-21,12-28,1-4)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

LUCY LABULE
SELESTINE NWAFOR
9226 Willow Lane
Hyattsville, MD 20783
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 16-07685

Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9226 Willow Lane, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$305,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
128948 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
BRENDA WRIGHT, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36893

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1962646 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

906.0000 SQ.FT. & IMPS. RACQUET CLUB CONDO UNIT 909

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 17-1962646 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129020 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
ORA & JUANITA HARMON, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36456

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0566430 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

5,170.0000 SQ.FT. & IMPS. DILLON PARK LOT 7 BLK 3

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 06-0566430 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128890 (12-21,12-28,1-4)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

NOUREEN HAMEED
AMJAD BABAR
4409 Wandering Way
Temple Hills, MD 20748
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 17-11067

Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4409 Wandering Way, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$289,900.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
128949 (12-21,12-28,1-4)

ORDER OF PUBLICATION

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LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 GREGORY NEWBERRY &
 TERRANCE KNIGHT, et. al.
 Defendants.

**IN THE CIRCUIT COURT FOR
 PRINCE GEORGES COUNTY
 Case No.: CAE 17-36941**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1319961 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**CONDOMINIUM BLDG 21
 UNIT 6783 B-1 2001.0000 SQ.FT.
 & IMPS. WILSON BRIDGE**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 12-1319961 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk
 129032 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 YVONNE M COFFEE, et. al.
 Defendants.

**IN THE CIRCUIT COURT FOR
 PRINCE GEORGES COUNTY
 Case No.: CAE 17-36942**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1380427 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**(ENTIRE IMPS RAZED 7/1/01)
 11,200 S.QE & IMPS. COLUMBIA
 PARK-LOT 5 BLK 24A**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 13-1380427 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk
 129033 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 YUFENG & MING XING ZHANG,
 et. al.
 Defendants.

**IN THE CIRCUIT COURT FOR
 PRINCE GEORGES COUNTY
 Case No.: CAE 17-36944**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1380013 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**4,974.0000 SQ.FT. & IMPS.
 PRINCE PLACE AT**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 13-1380013 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk
 129034 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 SUZETTE ARCHIE, et. al.
 Defendants.

**IN THE CIRCUIT COURT FOR
 PRINCE GEORGES COUNTY
 Case No.: CAE 17-36448**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528299 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**7268A-UNIT A-4
 1,623.0000 SQ.FT. & IMPS.
 HOLLY HILL CONDO-**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0528299 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk
 129035 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 Danielle Griffin, et. al.
 Defendants.

**IN THE CIRCUIT COURT FOR
 PRINCE GEORGES COUNTY
 Case No.: CAE 17-36449**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0552547 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**UNIT 125 CAE09 00019 W/TDT
 01252010 2,027.0000 SQ.FT. &
 IMPS. IVERSON SQUARE CON**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0552547 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk
 129036 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 ANNABELLE R. WATSON TRUST,
 et. al.
 Defendants.

**IN THE CIRCUIT COURT FOR
 PRINCE GEORGES COUNTY
 Case No.: CAE 17-36450**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0644781 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**PLAT 1 9,2777.0000 SQ.FT. AND
 IMPS. FAIRFIELD KNOLLS
 LOT 9 BLK E**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0644781 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk
 129037 (12-28,1-4,1-11)

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**

**3702 DIANNA RD.
 SUTTLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated July 25, 2013 and recorded in Liber 35097, Folio 81 among the Land Records of Prince George's County, MD, with an original principal balance of \$211,105.00 and a current interest rate of 3.375%, 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

JANUARY 17, 2018 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 188361-1)

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

128972 (12-28,1-4,1-11)

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**

**10111 SCOTCH HILL DR., UNIT #15-2
 UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated January 25, 2008 and recorded in Liber 34009, Folio 79 among the Land Records of Prince George's County, MD, with an original principal balance of \$228,628.00 and a current interest rate of 6%, 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

JANUARY 17, 2018 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit Numbered 15-2 in a Horizontal Property Regime known as "Cinnamon Ridge Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 91235-3)

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

128973 (12-28,1-4,1-11)

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**

**132 AZALEA CT., UNIT #27-1
 UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated May 9, 2009 and recorded in Liber 30683, Folio 424 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,220.00 and a current interest rate of 4.25%, 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

JANUARY 17, 2018 AT 11:11 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit 27-1, in a Horizontal or Condominium Regime entitled "Condominium Plat, Section 34, Phase 27, Phase Plat, Kettering-By-The-Park, II" 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 \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 312282-1)

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

128974 (12-28,1-4,1-11)

The Prince George's Post

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LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 KECIA WRIGHT, et. al.
 Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
 Case No.: CAE 17-36451

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0559732 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 3823 T 104
1,693.000 SQ.FT. & IMPS.
MARLOW TOWERS CONDO

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0559732 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk

129038 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 KENNETH WILSON, et. al.
 Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
 Case No.: CAE 17-36452

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0654343 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 2401 2,093.0000 SQ.FT. & IMPS.
IVERSON MEWS CONDO

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0654343 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk

129039 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 MAURICE T DOUGLASS, et. al.
 Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
 Case No.: CAE 17-36453

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0559872 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 3853 101 1,693.0000 SQ.FT. & IMPS.
MARLOW TOWERS CONDO

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0559872 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk

129040 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 TIMOTHY R STEWART, et. al.
 Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
 Case No.: CAE 17-36469

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0119073 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

6,206.0000 SQ.FT. & IMPS. RADIANT VALLEY LOT 8 BLK M

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 02-0119073 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk

129041 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 NORMAN D & GEMMA D RAMPERSAD, et. al.
 Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
 Case No.: CAE 17-36470

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0155150 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

LOTS 365 AND HALF OF 364
3,300.0000 SQ.FT. & IMPS.
LENOX

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 02-0155150 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk

129042 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 MARCIA M LINDER, et. al.
 Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
 Case No.: CAE 17-36471

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0182758 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3,510.0000 SQ.FT. & IMPS.
QUINCY MANOR LOT 49 BLK G.

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 02-0182758 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk

129043 (12-28,1-4,1-11)

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

7527 NEWBERRY LA.
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated December 1, 1997 and recorded in Liber 11900, Folio 615 and re-recorded in Liber 39281, Folio 27 among the Land Records of Prince George's County, MD, with an original principal balance of \$149,131.00 and a current interest rate of 3.5%, 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

JANUARY 17, 2018 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 318060-1)

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

128975 (12-28,1-4,1-11)

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

6801 DAMSEL CT.
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated August 13, 2007 and recorded in Liber 28428, Folio 98 among the Land Records of Prince George's County, MD, with an original principal balance of \$295,975.00 and a current interest rate of 2%, 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

JANUARY 17, 2018 AT 11:13 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 \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 312970-1)

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

128976 (12-28,1-4,1-11)

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

3304 HEIDI LA.
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 12, 2002 and recorded in Liber 16105, Folio 323 among the Land Records of Prince George's County, MD, with an original principal balance of \$121,500.00 and a current interest rate of 7%, 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

JANUARY 17, 2018 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 154947-1)

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

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 410-828-4838

128977 (12-28,1-4,1-11)

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1401 Rockville Pike, Suite 650
Rockville, Maryland 20852
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
6532 Old Landover Road, Hyattsville, MD 20785**

By virtue of the power and authority contained in a Deed of Trust from MUSA NABIEU BANGURA and ALIMAMY KONTEH, dated November 18, 2008 and recorded in Liber 30227 at Folio 084 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse door, in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, JANUARY 24, 2018
AT 3:00 P.M.**

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

Being known and designated as Lot numbered two (2) in a subdivision known as "AMBERGER SUBDIVISION" as per plat thereof recorded in a Plat Book NLP109 at plat 7 among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$17,000.00 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 4.75% 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

129109 (1-4,1-11,1-18)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
JAMES R COLEMAN JR, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36895

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1961580 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

906.0000 SQ.FT. & IMPS. RACQUET CLUB CONDO

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 17-1961580 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129022 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
RICHARD VAN CAMP & DENNIS BAKER, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36897

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1939503 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

982.000 SQ.FT. & IMPS. PRESIDENTIAL TOWER UNIT 1024

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 17-1939503 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129023 (12-28,1-4,1-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10014 WORRELL AVENUE
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Tyrone Calvin Lee and Barbara Lee, dated May 8, 2007 and recorded in Liber 27864, Folio 222 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$419,913.17, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 23, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$44,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

129089 (1-4,1-11,1-18)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
JON S ELLIFRITZ, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36898

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1948884 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

5,000.0000 SQ.FT. & IMPS. RAYMOND M AGER PRO LOT 4 BLK D

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 17-1948884 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129024 (12-28,1-4,1-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8927 BLUFFWOOD LANE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Diane M. Brown and Joseph H. Brown, Jr., dated November 8, 2006 and recorded in Liber 32964, Folio 21 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$350,000.00, and an original interest rate of 7.550%, 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 **JANUARY 23, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$61,300.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

129090 (1-4,1-11,1-18)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
EDGAR A & BRANDEE LEWIS II, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36482

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0456970 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

BLDG 1 UNIT T-2 1,834.0000 SQ.FT. & IMPS. SWANN HILL CONDO

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0456970 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129053 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
SHARON RICHARDS, et. al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36483

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0529503 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

7111-UNIT A-7,2,545.0000 SQ.FT. & IMPS. HOLLY HILL CONDO-

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0529503 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129054 (12-28,1-4,1-11)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5761 SOUTHERN AVENUE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Francis C. Foreman, Jr., dated February 23, 2007 and recorded in Liber 27722, Folio 581 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 23, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

129091 (1-4,1-11,1-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15402 LITTLETON PLACE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Luriam Sonia Hernandez, dated May 23, 2014 and recorded in Liber 36096, Folio 430 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$348,321.00, 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 **JANUARY 23, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$37,100.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

129092 (1-4,1-11,1-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12006 TOWANDA LANE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Timothy L. Capino, dated April 30, 2014 and recorded in Liber 36066, Folio 047 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$326,880.00, 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 **JANUARY 23, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,300.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

129093 (1-4,1-11,1-18)

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LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
v.
TAMARA SADOWSKI, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36622

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2268100 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3840.0000 SQ.FT. & IMPS. FRENCHMANS CREEK C UNIT 1013

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 20-2268100 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128901 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
v.
EUGENE E BRIM, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36494

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0394379 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

13,050.0000 SQ.FT. & IMPS. TANTALLON HILLS LOT 58 BLK C

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 05-0394379 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128908 (12-21,12-28,1-4)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

OLUFUNKE OSHUNLETI
FEYI HENRY OSHUNLETI
7433 Morrison Drive
Greenbelt, MD 20770
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 16-25275

Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7433 Morrison Drive, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$205,400.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
128951 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
v.
HEVER & MARIBEL CLAROS DE VASQUEZ, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36921

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-1670827 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

7,500.0000 SQ.FT. & IMPS. BOWIE BLK 24

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 14-1670827 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128902 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
v.
RICHARD & ROSA FARMAN, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36495

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-3571551 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

10,558.0000 SQ.FT. & IMPS. SUMMERWOOD-PLAT EI LOT 33 BLK A.

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 05-3571551 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128909 (12-21,12-28,1-4)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

GUILFORD E. NARANJIT
617 Castlewood Drive
Upper Marlboro, MD 20774
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-21415

Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 617 Castlewood 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 12th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2018.

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

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
128952 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
v.
KEAMI HARRIS, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36460

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3728300 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

BLD 5 UNIT 5-2 1,825.0000 SQ.FT. & IMPS. WESTWOOD PARK COND

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 06-3728300 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128904 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
v.
DONALD & SHERYL L HALL, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36492

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0321158 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

LOT 12B EX 972 SQ FT 42,558.0000 SQ.FT. & IMPS. BIRD LAWN

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 05-0321158 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128911 (12-21,12-28,1-4)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

JOSE R. LAINEZ
5011 60th Avenue
Bladensburg, MD 20710
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-15632

Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5011 60th Avenue, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$189,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
128953 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
v.
WILLIAM DAVIS & DOROTHY MORROW, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36501

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0105916 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

5206 NEWTON 102 2,022.00 SQ.FT. & IMPS. BLADENWOODS

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 02-0105916 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128905 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
v.
HERMINE J HENRY, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36496

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0011916 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

2,047.0000 SQ.FT. & IMPS. CHERRY GLEN CONDO

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 01-0011916 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128912 (12-21,12-28,1-4)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

MICHAEL CADOGAN
3110 Perry Street
Mount Rainier, MD 20712
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-12498

Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3110 Perry Street, Mount Rainier, MD 20712, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$240,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
128954 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
v.
JESUS A MELENDEZ, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36502

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0081463 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

10301 45TH PL 1463.0000 SQ.FT. & IMPS. MONTEPELIER VILLAGE

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 01-0081463 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128906 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
v.
Eddie Green, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36497

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-3632882 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

20,341.0000 SQ.FT. & IMPS. XANDER SUB LOT 20

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 05-3632882 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128913 (12-21,12-28,1-4)

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.

Macel D. Lindsay
3005 Curtis Drive
Temple Hills, MD 20748
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-20099

Notice is hereby given this 12th day of December, 2017, 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 12th day of January, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 12th day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$140,000.00. The property sold herein is known as 3005 Curtis Drive, Temple Hills, MD 20748.

SYDNEY J. HARRISON
Clerk of the Circuit Court Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
128927 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
v.
MARLENE H GALDOS, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36493

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0010462 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

2,047.0000 SQ.FT. & IMPS. CHERRY GLEN CONDO

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 01-0010462 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128907 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC
v.
BABATUNDE ODUFUWA, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
Case No.: CAE 17-36489

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0074492 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 1-H 201 1,781.0000 SQ.FT. & IMPS. MARYLAND FARMS CON

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 01-0074492 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128914 (12-21,12-28,1-4)

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6109 NORTH HIL-MAR CIRCLE
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Tyisha Charlene Battle, dated January 5, 2015 and recorded in Liber 36658, Folio 599 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$182,631.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 23, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$19,200.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

129094 (1-4,1-11,1-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELVIN MARTIN

Notice is given that Deborah A Martin, whose address is 710 New Orchard Place, Upper Marlboro, MD 20774, was on December 14, 2017 appointed Personal Representative of the estate of Melvin Martin, who died on November 4, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of June, 2018.

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

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

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

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

DEBORAH A MARTIN
Personal Representative

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMAI A DEUBERRY

Notice is given that Pamela C Deuberry, whose address is 670 Vernon Street 402, Oakland, CA 94610, was on December 18, 2017 appointed Personal Representative of the estate of Jamaï A Deuberry, who died on December 5, 2017 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 18th day of June, 2018.

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

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

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

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

PAMELA C DEUBERRY
Personal Representative

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

Estate No. 108407
129061 (12-28,1-4,1-11)

Estate No. 108662
129062 (12-28,1-4,1-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**118 LASTNER LANE
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Virginia M. Brown, dated May 25, 2007 and recorded in Liber 28081, Folio 315 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on May 3, 2014 in the Land Records of Prince George's County at Liber No. 35957, Folio 060, with an original principal balance of \$387,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 23, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$48,000.00 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

129095 (1-4,1-11,1-18)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,
v.
BENTLEY BRIGGS-EL, et al. Defendants.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGES COUNTY
Case No.: CAE 17-36498**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0439497 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**UNIT 7113 & IMPS. FOREST
SPRING CONDO**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0439497 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129055 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,
v.
VEODIS LEE, et al. Defendants.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGES COUNTY
Case No.: CAE 17-36479**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0648345 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**UNIT 3807 T 203
1,693,000 SQ.FT. & IMPS.
MARLOW TOWERS CONDO**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0648345 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129050 (12-28,1-4,1-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6134 BRANDYHALL COURT
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Regina Strother, dated December 16, 2009 and recorded in Liber 31360, Folio 219, and re-recorded at Liber 39426, Folio 567 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$135,531.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 23, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$13,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

129096 (1-4,1-11,1-18)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,
v.
RAYMOND J & DORIS C SHUBERT, et al. Defendants.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGES COUNTY
Case No.: CAE 17-36480**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0479469 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**6,650,000 SQ.FT. & IMPS.
CORAL HILLS LOT 12 BLK 4**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0479469 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129051 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,
v.
MUHAMMAD MCNEIL, et al. Defendants.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGES COUNTY
Case No.: CAE 17-36481**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0481598 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**LOTS 25.26 4,000,000 SQ.FT. &
IMPS. BRADBURY HEIGHTS
BLK 53**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0481598 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129052 (12-28,1-4,1-11)

The Prince George's Post Call (301) 627-0900 Today!

LEGALS

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
vs.
Mary R. Brown
Plaintiffs
Defendant

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

CIVIL NO. CAEF 16-10893

ORDERED, this 28th day of December, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8825 Hardesty Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of January, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of January, 2018, next.

The report states the amount of sale to be \$206,900.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk

129123 (1-4,1-11,1-18)

NOTICE

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

STACEY E. WARE
TYRONE D. WARE
731 Geneagles Drive
Fort Washington, MD 20744
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 17-16743

Notice is hereby given this 27th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 731 Geneagles Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$313,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk

129129 (1-4,1-11,1-18)

NOTICE

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

DASHAWN SHANISE BIDDY
LORENZO ALBERTO BIDDY, JR.
8001 Kingsmill Road
Brandywine, MD 20613
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 17-03777

Notice is hereby given this 27th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8001 Kingsmill Road, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$310,500.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk

129130 (1-4,1-11,1-18)

NOTICE

IN THE MATTER OF:
Elice Jehoiakim Antoine Camson
FOR THE CHANGE OF
NAME TO:
Elice Jehoiakim Antoine Camson Basco

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 17-15352

A petition has been filed to change the name of Elice Jehoiakim Antoine Camson to Elice Jehoiakim Antoine Camson Basco.

The latest day by which an objection to the petition may be filed is January 29, 2018.

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

129113 (1-4)

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners
(Liquor Control Board)**

JANUARY 23, 2018

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

TRANSFER

Elliot Baum, LLC Manager, Aaron Baum, Authorized Person, for a Class B(BLX), Beer, Wine and Liquor License, for the use of Capital Blue Ribbon Restaurants, LLC, t/a **Famous Dave's**, 14140 Baltimore Avenue, Laurel, 20707 transfer from Famous Dave's Ribs of Maryland, Inc. t/a **Famous Dave's**, John Beckman, President/Secretary, James Lenchner, Vice-President.

Shoukat Choudhry, President/Secretary/Treasurer, for a Class D(R), Beer License, for the use of GMD Friendly, Inc., t/a **Friendly Market**, 11500 Old Fort Road, Fort Washington 20744 transfer from Friendly Market, Inc., t/a **Friendly Market**, Mohammed Taquiddin, President/ Treasurer, Shamair Lloyd, Secretary

**NEW - CLASS B, BEER,
WINE AND LIQUOR**

Ryan Wallen, President, Cindy Chang, Vice President for a new Class B, Beer, Wine and Liquor for the use of Cor Restaurant Group, LLC, t/a **Cori's Modern Kitchen and Bar**, 4710 Auth Place, Suitland, 20746

Patrick Davis, Owner, for a new Class B, Beer, Wine, and Liquor for the use of ExclusiveBlu, LLC, t/a **ExclusiveBlu Restaurant and Lounge**, 352 Main Street, Laurel, 20707

Zacharie Tankoua, Member, for a new Class B, Beer, Wine and Liquor for the use of Sol Banquet Hall, LLC, t/a **VIP Stage**, 5005 Jackson Street, #B, Hyattsville, 20781.

A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, January 23, 2018. 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
November 28, 2017

129102 (1-4,1-11)

**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 February 22, 2018 and will be heard on April 24, 2018. Those licenses are:

Class D, Beer, and Wine - 17 DW 14, 15, 16

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

A Public Hearing is scheduled for February 14, 2018 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
December 15, 2017

129103 (1-4,1-11)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
vs.
Darryl Blane Brooks and
Lilia A. Brooks
Plaintiffs
Defendants

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

CIVIL NO. CAEF 17-14780

ORDERED, this 28th day of December, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11817 Frost Drive, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of January, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of January, 2018, next.

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

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk

129124 (1-4,1-11,1-18)

LEGALS

NOTICE

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

VENETICIA M. BERRY
6031 North Hil Mar Circle
District Heights, MD 20747
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 17-16712

Notice is hereby given this 27th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6031 North Hil Mar Circle, 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 29th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$158,100.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk

129125 (1-4,1-11,1-18)

NOTICE

IN THE MATTER OF:
Eliana Adair Fludd

FOR THE CHANGE OF
NAME TO:
Eliana Adair Fludd Lashley-Bailey

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 17-39928

A petition has been filed to change the name of (Minor Child(ren)) Eliana Adair Fludd to Eliana Adair Fludd Lashley-Bailey.

The latest day by which an objection to the petition may be filed is January 29, 2018.

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

129112 (1-4)

NOTICE

IN THE MATTER OF:
Daniel Alexis Argueta-Diaz

FOR THE CHANGE OF
NAME TO:
Daniel James Argueta-Diaz

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 17-39519

A petition has been filed to change the name of Daniel Alexis Argueta-Diaz to Daniel James Argueta-Diaz.

The latest day by which an objection to the petition may be filed is January 29, 2018.

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

129117 (1-4)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVA GRANT

Notice is given that Barbara Grant, whose address is 18202 Merino Drive, Accokeek, MD 20607, was on December 22, 2017 appointed Personal Representative of the estate of Eva Grant, who died on November 30, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of June, 2018.

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

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

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

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

BARBARA GRANT
Personal Representative

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

129107 (1-4,1-11,1-18)

NOTICE

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

ALISSA KING
7402 Kessler Court
Landover, MD 20785
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 17-26229

Notice is hereby given this 27th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7402 Kessler Court, 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 29th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$177,840.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk

129126 (1-4,1-11,1-18)

NOTICE

IN THE MATTER OF:
Mustafa Al Qaisi

FOR THE CHANGE OF
NAME TO:
Max American

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 17-38946

A petition has been filed to change the name of Mustafa Al Qaisi to Max American.

The latest day by which an objection to the petition may be filed is January 29, 2018.

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

129114 (1-4)

NOTICE

IN THE MATTER OF:
Louie Webster McCray

FOR THE CHANGE OF
NAME TO:
Lewis Webster McCray

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 17-40164

A petition has been filed to change the name of Louie Webster McCray to Lewis Webster McCray.

The latest day by which an objection to the petition may be filed is January 29, 2018.

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

129118 (1-4)

Brian Gormley
10605 Concord Street, Suite 440
Kensington, MD 20895
443-739-7993

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSALIE S. LEWIS

Notice is given that Shari Lewis, whose address is 5110 Martin Dr., Oxon Hill, MD 20745, and Teresa Lewis, whose address is 5531 Hartfield Ave, Suitland, MD 20746, was on December 22, 2017 appointed Co-Personal Representatives of the estate of Rosalie S. Lewis, who died on November 4, 2017 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives 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 June, 2018.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives 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 co-personal representatives 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.

TERESA LEWIS
SHARI LEWIS
Co-Personal Representatives

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

129108 (1-4,1-11,1-18)

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

LEGALS

NOTICE TO CONTRACTORS

- Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774, for Safe Routes to Schools Program, Grant Years F & G Contract Number 894-H (C) will be received until January 26, 2018, at 10:15 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on December 26, 2017, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.
- The estimated value of the Contract is classified with the letter designation "C" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
1	LS	Clearing and Grubbing
1	LS	Maintenance of Traffic
10	TON	Aggregate for Maintenance of Traffic
50	EA	Drums for Maintenance of Traffic
120	UD	Arrow Panels
10	UD	Portable Variable Message Signs (PVMS)
22	EA	Adjust Water Meter / Gas Valve Covers
10	CY	Class 1 Excavation
21	CY	Removal of Existing Pavement & Sidewalk
560	SF	Graded Aggregate Base Course
173	TON	Hot Mix Asphalt for Pavement, Various Mixes
780	SY	Concrete Commercial & Residential Driveway Entrance
745	LF	Thermoplastic Pavement Markings - Various Widths
2346	LF	Concrete Curb and Gutter - Various Types
14,700	SF	Concrete Sidewalk & Ramp
200	SY	Sodding
13	EA	Sheet Aluminum Signs with Hardware
1	EA	Naztec NEMA Size 6 Base Mounted Cabinet with Ethernet Signal
5	EA	12 Inch One-Way Three Section Signal Heads with Controls
2	EA	12 Inch One-Way Four Section Signal Heads with Controls
2	EA	12 Inch One-Way Five Section Signal Heads with Controls
12	EA	16 Inch One Section Countdown Pedestrian Signal Head
12	EA	Audible Pedestrian Pushbutton Assembly and Sign
1	EA	Electrical Utility Service Equipment
2	EA	Aldis Grid Smart Video Detection System
300	LF	Dielectric Loose Tube Single Mode Fiber Optic Cable
4	EA	27 Foot Steel Pole with Mast Arm
12	EA	10 Foot Breakaway Pedestal Pole with Aluminum T-Base
9	EA	Handbox - Various Sizes
3	EA	120 Watt LED Luminaire with 20-Foot Arm
1	EA	CCTV Camera and Accessories
1	EA	Tarficon Video Detection Camera

- Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Safe Routes to Schools Program, Grant Years F & G - Contract Number 894-H (C)"
- A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on January 11, 2018, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.
- This project requires 8% DBE subcontracting.

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

128962 (12-21,12-28,1-4)

NOTICE TO CONTRACTORS

- Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774, for Replacement of Bridge No. P-0189 Sunnyside Avenue over Indian Creek, Contract Number 901-H (G), will be received until February 2, 2018, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of One Hundred Seventy Five Dollars (\$175.00) will be charged for the purchase of the contract documents, which are available for review on December 26, 2017, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.
- The estimated value of the Contract is classified with the letter designation "G" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

UNIT	QUANTITY	DESCRIPTION
LS	1	MAINTENANCE OF TRAFFIC
TON	19	HOT MIX ASPHALT (HMA) FOR MAINTENANCE OF TRAFFIC
CY	4,768	CLASS 1 EXCAVATION
CY	16,483	BORROW EXCAVATION
LF	161	NINETEEN INCH (19") BY THIRTY INCH (30") REINFORCED CONCRETE PIPE (RCP), CLASS IV
LS	1	SUBMERGED GRAVEL WETLAND NO. 1
LS	1	SUBMERGED GRAVEL WETLAND NO. 2
CY	5,040	STRUCTURE EXCAVATION (CLASS 3)
LS	1	REMOVAL OF EXISTING STRUCTURE
LF	2,765	STEEL HP12X53 BEARING PILES
LF	5,050	EIGHTEEN INCH (18") CONCRETE FILLED STEEL PIPE PILES
EA	8	DYNAMIC PILE MONITORING & CAPWAP ANALYSIS
LS	1	FOOTING CONCRETE
LS	1	SUBSTRUCTURE CONCRETE
LS	1	SUPERSTRUCTURE CONCRETE
LS	1	PRECAST PRESTRESSED CONCRETE SLABS
LF	879	BRIDGE METAL RAILING
LS	1	APPROACH SLAB AND SLEEPER
EA	476	ELASTOMERIC BEARING
LF	728	FIBERGLASS JACKET FOR PIER PILES
LF	138	STRIP SEAL EXPANSION JOINT

LEGALS

LS	1	TEMPORARY RETAINING WALL
SY	12,374	SIX INCH (6") GRADED AGGREGATE BASE
TON	2,746	SUPERPAVE ASPHALT 25.0MM FOR BASE, PG 64-22, LEVEL 2
TON	124	SUPERPAVE ASPHALT 19.0MM FOR BASE, PG 64-22, LEVEL 2
LF	3000	FIVE INCH (5") WHITE PERMANENT PAVEMENT MARKINGS
LF	2850	FIVE INCH (5") YELLOW PERMANENT PAVEMENT MARKINGS
LF	2317	PRINCE GEORGE'S COUNTY CONCRETE CURB AND GUTTER (STD. NO. 300.01)
SF	11,720	FIVE INCH (5") CONCRETE SIDEWALK
LF	2,153	GALVANIZED TRAFFIC BARRIER W BEAM USING EIGHT FOOT (8') POSTS (STD. MD 605.22)
EA	3	EIGHT INCH (8") LED VEHICULAR TRAFFIC SIGNAL HEAD SECTION
EA	31	TWELVE INCH (12") LED VEHICULAR TRAFFIC SIGNAL HEAD SECTION
EA	2	SIXTEEN INCH (16") LED COUNTDOWN PEDESTRIAN SIGNAL HEAD
EA	2	AUDIBLE TACTILE PEDESTRIAN PUSH-BUTTON STATION AND SIGN
LF	315	FOUR INCH (4") SCHEDULE 80 RIGID PVC CONDUIT-BORED
EA	2	VIDEO DETECTION CAMERA
EA	2	STEEL POLE WITH A SINGLE 50 FOOT MAST ARM
EA	1	TWENTY FOOT (20') LIGHTING ARM ON SIGNAL STRUCTURE
EA	1	SIZE 'S' CABINET WITH CONTROLLER AND VIDEO INTERFACE EQUIPMENT: 1-8 CAMERAS
LS	1	RELOCATION OF WSSC EIGHT INCH (8") SEWER PIPE
LS	1	RELOCATION OF USDA TWELVE INCH (12") WATER MAIN
LS	1	RELOCATION OF UNDERGROUND FIBER OPTIC

- Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Replacement of Bridge No. P-0189 Sunnyside Avenue over Indian Creek, Contract No. 901-H (G)."

4. This is a Federal Aid Project. The County Minority Bonus Point Allocation Program, as per Section 1.26 (C) at Part I, Instructions to Bidders, shall not be used to determine the award of this Contract.

5. This is a Federal Aid Project. The County-Based Business Preference, as per Section 1.26 (E), at Part I, Instructions to Bidders, shall not be used to determine the award of this Contract.

6. The contract shall be awarded to the responsible and responsive bidder whose bid meets the requirements and evaluation criteria set forth in the invitation for bid in all material respects, and has either the lowest bid price or lowest evaluated bid price.

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

8. This project requires 12% MBE subcontracting.

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

128958 (12-21,12-28,1-4)

LEGALS

Tim Murphy, Esq. Murphy's Law Firm, LLC 108 La Grange Avenue La Plata, MD 20646 301-392-0755	John D. Hungerford P.O. Box 221 Bryans Road, MD 20616 301-283-6000
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**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BARBARA ANN GARDNER

Notice is given that David A. Miller, whose address is 505 Bridge Street, Mardela Springs, MD 21837, was on December 21, 2017 appointed Personal Representative of the estate of Barbara Ann Gardner who died on November 17, 2017 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of June, 2018.

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

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

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

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

DAVID A. MILLER
Personal Representative

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

Estate No. 108703
129059 (12-28,1-4,1-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOHN MICHAEL PETERSON, JR

Notice is given that John M. Peterson, Sr., whose address is 8826 James Madison Highway, Warrenton, VA 20186, was on December 20, 2017 appointed Personal Representative of the estate of John Michael Peterson, Jr., who died on December 5, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of June, 2018.

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

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

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

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

JOHN M. PETERSON, SR.
Personal Representative

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

Estate No. 108694
129060 (12-28,1-4,1-11)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Abraham J. Smith
AND
Frances S. Kpundeh
13720 Pine Needle Court
Upper Marlboro, MD 20772
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-06299**

Notice is hereby given this 12th day of December, 2017, 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 12th day of January, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 12th day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$406,644.19. The property sold herein is known as 13720 Pine Needle Court, Upper Marlboro, MD 20772.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128942 (12-21,12-28,1-4)

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.
Letitia Fletcher
8010 Tiffany Lane
Lanham, MD 20706
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-15612**

Notice is hereby given this 22nd day of December, 2017, 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 22nd day of January, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$218,000.00. The property sold herein is known as 8010 Tiffany Lane, Lanham, MD 20706.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129066 (12-28,1-4,1-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GARCIA FERNANDEZ HILL

Notice is given that Aaron X Hill, whose address is 11215 Legato Way, Silver Spring, MD 20901, was on December 12, 2017 appointed Personal Representative of the estate of Garcia Fernandez Hill, who died on October 17, 2017 without a will.

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

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

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

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

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

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

AARON X HILL
Personal Representative

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

Estate No. 108620
128960 (12-21,12-28,1-4)

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.
Cephas R. Vaughn
AND
Thomasine L. Vaughn
822 Chillum Road
Hyattsville, MD 20783
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-16703**

Notice is hereby given this 12th day of December, 2017, 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 12th day of January, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 12th day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$259,000.00. The property sold herein is known as 822 Chillum Road, Hyattsville, MD 20783.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128943 (12-21,12-28,1-4)

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.
Helen Ballard
a/k/a Helen Elizabeth
Foster-Ballard
8333 Canning Terrace
Greenbelt, MD 20770
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-18692**

Notice is hereby given this 8th day of December, 2017, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 8th day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$309,364.43. The property sold herein is known as 8333 Canning Terrace, Greenbelt, MD 20770.

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

True Copy—Test:
Sydney J. Harrison, Clerk
128855 (12-21,12-28,1-4)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CARLTON HILL

Notice is given that Rosette Jackson Hill, whose address is 970 Central Hills Lane, Hyattsville, MD 20785, was on November 28, 2017 appointed Personal Representative of the estate of Carlton Hill, who died on February 15, 2016 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 28th day of May, 2018.

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

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

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

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

ROSETTE JACKSON HILL
Personal Representative

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

Estate No. 102423
128966 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
JOSE & RUTH SAGASTIZADO,
et. al.
Defendants.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGES COUNTY
Case No.: CAE 17-36900**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1946573 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**2,718.0000 SQ.FT. & IMPS.
PRESIDENTIAL PARK BLDG 5
UNIT 502**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 17-1946573 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129026 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
JUDY C HASBROUCK, et. al.
Defendants.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGES COUNTY
Case No.: CAE 17-36901**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1938059 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**982.0000 SQ.FT. & IMPS. PRESI-
DENTIAL TOWER UNIT 1804**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 17-1938059 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129027 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
WANDA L BROOKS, et. al.
Defendants.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGES COUNTY
Case No.: CAE 17-36933**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-3883410 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**3,224.0000 SQ.FT. & IMPS.
CHESTNUT OAKS COND**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 12-3883410 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129028 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
DIANE ROBERTS, et. al.
Defendants.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGES COUNTY
Case No.: CAE 17-36935**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1419233 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**1,197.0000 SQ.FT. & IMPS.
TREETOP CONDO**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 13-1419233 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129029 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
CHRISTOPHER J RANDOLPH,
et. al.
Defendants.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGES COUNTY
Case No.: CAE 17-36939**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1333533 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**BLDG 6 UNIT 201
2,336.0000 SQ.FT. & IMPS.
HUNTCREST CONDOMIN**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 12-1333533 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129030 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
BETIA J LEFRIDGE, et. al.
Defendants.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGES COUNTY
Case No.: CAE 17-36940**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1333178 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**BLDG 3 UNIT 303
2,336.0000 SQ.FT. & IMPS.
HUNTCREST CONDOMIN**

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 12-1333178 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
129031 (12-28,1-4,1-11)

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**

**5503 KAREN ELAINE DR., UNIT #1121
HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated March 5, 2007 and recorded in Liber 28424, Folio 454 among the Land Records of Prince George's County, MD, with an original principal balance of \$136,000.00 and a current interest rate of 6.962%, 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

JANUARY 17, 2018 AT 11:06 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit 1121 in Frenchmans Creek Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 183810-1)

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

128969 (12-28,1-4,1-11)

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**

**15314 NORWALK CT.
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated October 24, 2005 and recorded in Liber 23704, Folio 390 among the Land Records of Prince George's County, MD, with an original principal balance of \$235,480.00 and a current interest rate of 5.25%, 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

JANUARY 17, 2018 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 205135-1)

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

128970 (12-28,1-4,1-11)

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**

**1607 LORELEI DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated August 18, 2006 and recorded in Liber 26775, Folio 197 among the Land Records of Prince George's County, MD, with an original principal balance of \$129,000.00 and a current interest rate of 3.25%, 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

JANUARY 17, 2018 AT 11:08 AM

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

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 319144-1)

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

128971 (12-28,1-4,1-11)

The Prince George's Post

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LEGALS

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

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

6304 GATEWAY BLVD
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Benjamin Earl Thomas Jr. by Lawanne Thomas, Attorney-In-Fact, dated February 11, 2013, and recorded in Liber 34487 at folio 078 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

JANUARY 16, 2018
AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 16-603951)

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

128988

(12-28,1-4,1-11)

LEGALS

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

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

15103 GREEN WING TERRACE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Kimbley J. Lewis and Jacqueline Landdrum-Lewis, dated November 21, 2001, and recorded in Liber 15427 at folio 302 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

JANUARY 16, 2018
AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-607900)

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

128989

(12-28,1-4,1-11)

LEGALS

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

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

3418 CHATHAM ROAD
HYATTSVILLE, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from Copeland Walker and Bridget Avery, dated February 15, 2006, and recorded in Liber 25376 at folio 566 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

JANUARY 16, 2018
AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 2012-27220)

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

128990

(12-28,1-4,1-11)

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LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 STANLEY WHITMORE, et. al.
 Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
 Case No.: CAE 17-36472

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0183061 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 211 964.0000 SQ.FT. & IMPS. COUNTRY CLUB TOWER

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 02-0183061 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk
 129044 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 MARVELYN L GALE, et. al.
 Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
 Case No.: CAE 17-36473

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0107193 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

5219 NEWTON 301 2,010.0000 SQ.FT. & IMPS. BLADENWOODS

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 02-0107193 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk
 129045 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 DARLEEN CASH, et. al.
 Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
 Case No.: CAE 17-36475

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528463 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

7114-UNIT C-5 2,545.0000 SQ.FT. & IMPS. HOLLY HILL CONDO-

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0528463 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk
 129047 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 BARBARA J. & BARBARA JEAN BUTTS, et. al.
 Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
 Case No.: CAE 17-36476

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0461749 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

4,338.0000 SQ.FT. & IMPS. GOOD HOPE HILLS LOT 85 BLK J.

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0461749 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk
 129048 (12-28,1-4,1-11)

ORDER OF PUBLICATION

THORNTON MELLON LLC
 Plaintiff,
 v.
 CLAUDE H & STEPHANIE P DULA, et. al.
 Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY
 Case No.: CAE 17-36477

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0474908 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

W 70 FT LR 39 14,120.0000 SQ.FT. & IMPS. OAK KNOLL

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

It is thereupon this 18th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February 2018, and redeem the property with Parcel Identification Number 06-0474908 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Sydney J. Harrison, Clerk
 129049 (12-28,1-4,1-11)

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

6802 BURCH HILL RD. BRANDYWINE, MD 20746

Under a power of sale contained in a certain Deed of Trust dated August 31, 2006 and recorded in Liber 26172, Folio 560 among the Land Records of Prince George's County, MD, with an original principal balance of \$656,000.00 and a current interest rate of 2%, 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

JANUARY 17, 2018 AT 11:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and 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 \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 147128-1)

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

128978 (12-28,1-4,1-11)

LEGALS

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 Rockville, MD 20852
 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5006 SILVER HILL RD. SUTLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated December 29, 2006 and recorded in Liber 28554, Folio 586 among the Land Records of Prince George's County, MD, with an original principal balance of \$234,500.00 and a current interest rate of 3.625%, 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

JANUARY 17, 2018 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 318355-1)

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

128979 (12-28,1-4,1-11)

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

3601 KIDDER RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated July 26, 2006 and recorded in Liber 26752, Folio 542 among the Land Records of Prince George's County, MD, with an original principal balance of \$128,500.00 and a current interest rate of 11.84%, 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

JANUARY 17, 2018 AT 11:17 AM

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

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 319787-1)

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**11516 CORDWALL DR.
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated November 3, 2010 and recorded in Liber 32615, Folio 570 among the Land Records of Prince George's County, MD, with an original principal balance of \$337,500.00 and a current interest rate of 5.69%, 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

JANUARY 23, 2018 AT 11:19 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 313857-1)

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

129082 (1-4,1-11,1-18)

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

**3155 CHESTER GROVE RD., UNIT B
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated April 13, 2007 and recorded in Liber 27792, Folio 602 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00 and a current interest rate of 2%, 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

JANUARY 23, 2018 AT 11:23 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit "B", and being further described as Building# 35 "Westphalia Woods Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 196386-1)

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

129086 (1-4,1-11,1-18)

LEGALS

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

**7922 ALLENDALE DR.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated September 9, 2005 and recorded in Liber 24181, Folio 410 among the Land Records of Prince George's County, MD, with an original principal balance of \$80,000.00 and a current interest rate of 5.625%, 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

JANUARY 23, 2018 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 306717-2)

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

129084 (1-4,1-11,1-18)

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

**7030 STORCH LA.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated June 2, 2005 and recorded in Liber 22591, Folio 7 among the Land Records of Prince George's County, MD, with an original principal balance of \$244,000.00 and a current interest rate of 3.125%, 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

JANUARY 23, 2018 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 303458-3)

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

129087 (1-4,1-11,1-18)

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

**14417 LIVINGSTON RD.
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated October 14, 2009 and recorded in Liber 31083, Folio 494 among the Land Records of Prince George's County, MD, with an original principal balance of \$163,200.00 and a current interest rate of 5.75%, 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

JANUARY 23, 2018 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 319506-1)

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

129085 (1-4,1-11,1-18)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

HAOUA LABO
14005 Briston Street
Unit 10-B
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-14133**

Notice is hereby given this 27th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14005 Briston Street, Unit 10-B, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$97,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129127 (1-4,1-11,1-18)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

YOLANDA ARNEZ DE GUILLEN
ROXANA ARNEZ
1114 Elwin Road
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-17870**

Notice is hereby given this 27th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1114 Elwin Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$231,800.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
129128 (1-4,1-11,1-18)

NOTICE

IN THE MATTER OF:
Amanda Christine Smith

FOR THE CHANGE OF
NAME TO:
Amanda Christine Fuentes

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 17-39001**

A petition has been filed to change the name of Amanda Christine Smith to Amanda Christine Fuentes.

The latest day by which an objection to the petition may be filed is January 29, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George's County, Maryland
129115 (1-4)

NOTICE

IN THE MATTER OF:
Arielle Jade Alford

FOR THE CHANGE OF
NAME TO:
Arielle Jade

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 17-39518**

A petition has been filed to change the name of Arielle Jade Alford to Arielle Jade.

The latest day by which an objection to the petition may be filed is January 29, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George's County, Maryland
129116 (1-4)

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*Wishing Everyone a
Safe and
Happy New Year!*