

# The Prince George's Post

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**LEGALS**

David R Cross, Esq  
14300 Gallant Fox Lane, Suite 218  
Bowie, MD 20715  
301-262-6000

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GEORGE BRUNATTI**

Notice is given that Donna M Vaughan, whose address is 2135 St Margaret Blvd, Prince Frederick, MD 20678, was on January 16, 2018 appointed Personal Representative of the estate of George Brunatti, who died on December 7, 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 16th day of July, 2018.

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

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

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

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

**DONNA M VAUGHAN**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 108882  
129416 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

LANIHAN LIVING TRUST  
DATED JANUARY 23, 1992

SERVE:  
RAY LANIHAN  
6293 HIDDEN CLEARING  
COLUMBIA, MD 21045

SERVE:  
THE ESTATE OF  
JAMES LANIHAN, TRUSTEE  
3912 WINCHESTER LN  
BOWIE MD 20715

AND

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

3912 WINCHESTER LN  
BOWIE MD 20715

And

Unknown Owner of the property 3912 WINCHESTER LN described as follows: Property Tax ID 14-1708841 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND  
PRINCE GEORGE'S COUNTY,  
MARYLAND

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

Defendants

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY  
CASE NO.: CAE 17-36537**

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

17,574 Sq.Ft & Imps Whitehall At Lot 33 Blk 224, Assmt \$256,100 Lib 9098 Fl 281 and assessed to LANIHAN LIVING TRUST DATED JANUARY 23, 1992, also known as 3912 WINCHESTER LN, BOWIE MD 20715, Tax Account No. 14-1708841 on the Tax Roll of the Director of Finance.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129348 (1-25,2-1,2-8)

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129331 (1-25,2-1,2-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.  
DORIS HICKS  
10216 Prince Place  
Unit T2  
Upper Marlboro, MD 20774  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-17814**

Notice is hereby given this 18th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10216 Prince Place, Unit T2, 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 February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of February, 2018.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129426 (1-25,2-1,2-8)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

MARK CRICK  
PAUL LONDON  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1890151, CHILLUM 17TH ELECTION DISTRICT; 8.316 SQ FT & IMPS BRENTWOOD LOT 1 BLK 15 ASSMT \$179,700 LIB 36791 FL 565; ADDRESS 3400 ALLISON ST BRENTWOOD 20722.

Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Civil Division  
Civil Action No. CAE 17-37058**

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

Prince George's County, described as follows: Tax Account No 1890151, CHILLUM 17TH ELECTION DISTRICT; 8.316 SQ FT & IMPS BRENTWOOD LOT 1 BLK 15 ASSMT \$179,700 LIB 36791 FL 565; ADDRESS 3400 ALLISON ST BRENTWOOD 20722.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129348 (1-25,2-1,2-8)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.  
ROBERT L. LOGAN  
504 Birchleaf Avenue  
Capitol Heights, MD 20743  
Defendant(s)

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

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

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

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

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

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.  
LUCIA M. ADEWOLE  
6401 Cosmos Court  
Glenn Dale, MD 20769  
Defendant(s)

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

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

The report states the purchase price at the Foreclosure sale to be \$372,400.00.

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

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

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.  
JEAN ANN WOODFORK  
9118 Wallace Road  
Lanham, MD 20706  
Defendant(s)

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

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

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

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

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

**MECHANIC'S LIEN SALE**

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code Of Maryland, the undersigned lienor will sell the following vehicle(s) at public auction for storage, repairs, and other lawful charges on:

**FEBRUARY 10, 2018  
AT 10:00 AM**

**2005 Kawasaki  
JKAZXC195A024012**

**2006 Yamaha  
JYARN5E26A000535**

The auction will be held on the premises of:

A&J Cycle Performance  
8411 Old Marlboro Pike #23  
Upper Marlboro, Md 20772

Terms of Sale-CASH  
Lienor reserves the right to place minimum bid.

129538 (2-1,2-8)

**NOTICE**

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

Plaintiffs  
vs.  
Kimbley J. Lewis and  
Jacqueline Landrum-Lewis  
Defendants

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

**CIVIL NO. CAEF 14-32314**

ORDERED, this 24th day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15103 Green Wing Terrace, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of February, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of February, 2018, next.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129498 (2-1,2-8,2-15)

**NOTICE**

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

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

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

**CIVIL NO. CAEF 16-38388**

ORDERED, this 25th day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6304 Gateway Blvd, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of February, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of February, 2018, next.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129520 (2-1,2-8,2-15)

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

Milton E McIver  
PO Box 6927  
Capitol Heights, MD 20791  
301-420-5540

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**COLIN KEITH VERNON**

Notice is given that Gregory K Vernon, whose address is 7051 Hallmark Street, Riverside, CA 92505, was on January 23, 2018 appointed Personal Representative of the estate of Colin Keith Vernon, who died on January 12, 2018 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of July, 2018.

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

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

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

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

GREGORY K VERNON  
Personal Representative

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

Estate No. 108981  
129534 (2-1,2-8,2-15)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARY PICKERAL**  
AKA: MARY PATRICIA PICKERAL

Notice is given that Kathleen J Pickeral, whose address is 11706 Van Brady Road, Upper Marlboro, MD 20772, was on January 18, 2018 appointed Personal Representative of the estate of Mary Pickeral, who died on November 23, 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 18th day of July, 2018.

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

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

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

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

KATHLEEN J PICKERAL  
Personal Representative

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

Estate No. 108490  
129433 (1-25,2-1,2-8)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
CARL W. BURKHART**

**Estate No.: 108781**

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

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

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

129594 (2-8,2-15)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EDNA LOUISE FINK**

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of July, 2018.

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

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

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

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

TIMOTHY PAUL FINK  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE



**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CAESAR A LEWIS**

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

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

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

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

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

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

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

**RUTH V JONES**  
Personal Representative

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

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

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

**Cynthia King**

AND

**Paul King**

14615 Crescent Drive  
Upper Marlboro, MD 20772

Defendants

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

Notice is hereby given this 24th day of January, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of February, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 26th day of February, 2018.

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

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

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

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

**XAVIER EASTERLING**  
**CONSTANCE HOWARD**  
9941 Boise Road  
Laurel, MD 20708

Defendant(s)

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

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

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

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

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

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

**CATHERINE E. HOLLY**  
**WALTER L. HOLLY**  
4906 Vienna Drive  
IRTA 4906 Bienna Drive  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 16-24818

Notice is hereby given this 18th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4906 Vienna Drive, IRTA 4906 Bienna Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$179,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129428 (1-25,2-1,2-8)

**Janelle Ryan-Colbert**  
9450 Marlboro Pike Suite 5  
Upper Marlboro, MD 20772

Plaintiff

vs.

**RUTH V JONES**  
301-576-6200

Defendants

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAMES KENNETH KELLY**

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of July, 2018.

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

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

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

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

**REGINA CLAY**  
Personal Representative

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

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

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

**ROBERT GOLSBY**  
4907 Grid Street  
Bowie, MD 20720

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 17-18700

Notice is hereby given this 18th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4907 Grid Street, 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 19th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$275,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129421 (1-25,2-1,2-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

**CARMEN SUBRYAN**  
11400 Pitsea Drive  
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 17-20071

Notice is hereby given this 18th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11400 Pitsea Drive, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$237,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129420 (1-25,2-1,2-8)

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

Plaintiff

vs.

**JONATHAN M BALLARD**  
Prince George's County, Maryland

AND

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

AND

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

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

Defendants

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

**Civil Action No. CAE 17-39058**

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

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

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

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

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

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

**LEGALS**

**NOTICE**

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

Plaintiffs

vs.

**Cynthia Wood Russell**

Defendant

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

**CIVIL NO. CAEF 17-26208**

ORDERED, this 22nd day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6831 Milltown Court, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of February, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of February, 2018, next.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk

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

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

**JONATHAN M BALLARD**  
Prince George's County, Maryland

AND

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

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

Defendants

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

**Civil Action No. CAE 17-39059**

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

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

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

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

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

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

**LEGALS**

**NOTICE**

**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.

**Shirley A. Ripley**  
8495 Greenbelt Road, Unit 102  
Greenbelt, MD 20770

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 17-31803

Notice is hereby given this 11th day of January, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of February, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 12th day of February, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$72,200.00. The property sold herein is known as 8495 Greenbelt Road, Unit 102, Greenbelt, MD 20770.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129330 (1-25,2-1,2-8)

**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.

**Luis A. Rios**  
12105 Tawny Lane  
Bowie, MD 20715

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 17-26157

Notice is hereby given this 18th day of January, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of February, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of February, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$209,500.00. The property sold herein is known as 12105 Tawny Lane, Bowie, MD 20715.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129419 (1-25,2-1,2-8)

**LEGALS**

**FIVE-YEAR REVIEW OF ENVIRONMENTAL RESTORATION  
BEAVER DAM ROAD LANDFILL**

**BELTSVILLE AGRICULTURAL RESEARCH CENTER**  
BELTSVILLE, MD 20705

The Beltsville (MD) Agricultural Research Center (BARC), a part of the U.S. Department of Agriculture's Agricultural Research Service, is beginning a five-year review of its environmental restoration of the Beaver Dam Road Land Fill (BDRLF). This location is about a 14-acre area of concern that is part of BARC's National Priorities Listing (Superfund) by the U.S. Environmental Protection Agency.

From the early 1940s through the 1980s, the BDRLF was used for disposal of nonhazardous materials such as rubble from masonry construction debris, tree clippings, wood, and broken asphalt from BARC operations. A Remedial Investigation also identified a plume of groundwater contaminated with trichloroethylene (TCE) up to a maximum concentration of 1,100 parts per billion (ppb). The plume impacts an area of about two-thirds of an acre to the southeast of the BDRLF. The Safe Drinking Water Act calls for a maximum contaminant level for TCE of 5 ppb; which is the cleanup goal for the site, although there are no drinking water wells in the area. To meet this goal, a remedy that included installation of a passive groundwater treatment system with a permeable reactive barrier (PRB) or "biowall" that captures and remediates TCE was selected and implemented. The biowall is currently in place and is undergoing performance monitoring.

The five-year review will include an examination of the BDRLF's Record of Decision, a review of site conditions and the effectiveness of the biowall. It is being conducted between February 1, 2018 and February 28, 2018.

All published data on the BDRLF and other BARC NPL/Superfund areas of concern are available for inspection at:

Information Repository  
Building 003, Room 313  
10300 Baltimore Avenue  
Beltsville Agricultural Research Center  
Beltsville, MD 20705

Open: Monday through Friday: 8:30 am to 4:30 pm  
Facility Contacts:  
Dana Jackson, Senior Remedial Project Manager  
Phone: (301) 501-6025, dana.jackson@ars.usda.gov  
Clyde Lathon - Safety Occupational Health and Environmental Manager  
Phone: (301) 504-6262, clyde.lathon@ars.usda.gov</







**LEGALS**

**NOTICE TO CONTRACTORS**

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

Group A:		
Quantity	Unit	Description
17,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
17,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
20,000	SY	Full Depth Patching
150,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
6,000	SY	Residential Driveway Entrances
15,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
15,000	LF	5 Inch White Thermoplastic Pavement Marking
18,000	LF	Concrete Curb and Gutter
40,000	SF	Concrete Sidewalk

Group B:		
Quantity	Unit	Description
20,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
20,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
24,000	SY	Full Depth Patching
145,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
3,500	SY	Residential Driveway Entrances
15,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
15,000	LF	5 Inch White Thermoplastic Pavement Marking
24,000	LF	Concrete Curb and Gutter
43,000	SF	Concrete Sidewalk

Group C:		
Quantity	Unit	Description
18,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
18,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
22,000	SY	Full Depth Patching
150,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
4,000	SY	Residential Driveway Entrances
12,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
12,000	LF	5 Inch White Thermoplastic Pavement Marking
15,000	LF	Concrete Curb and Gutter
35,000	SF	Concrete Sidewalk

Group D:		
Quantity	Unit	Description
18,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
18,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
22,000	SY	Full Depth Patching
150,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
6,000	SY	Residential Driveway Entrances
12,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
12,000	LF	5 Inch White Thermoplastic Pavement Marking
16,000	LF	Concrete Curb and Gutter
35,000	SF	Concrete Sidewalk

Group E:		
Quantity	Unit	Description
12,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
12,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
12,000	SY	Full Depth Patching
90,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
3,500	SY	Residential Driveway Entrances
7,500	LF	5 Inch Yellow Thermoplastic Pavement Marking
7,500	LF	5 Inch White Thermoplastic Pavement Marking
13,000	LF	Concrete Curb and Gutter
30,000	SF	Concrete Sidewalk

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

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

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

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

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

**NOTICE**

IN THE MATTER OF:  
Valerie Rene Stanley

FOR THE CHANGE OF NAME TO:  
Valerie Rene Bratten

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 18-01637

A petition has been filed to change the name of Valerie Rene Stanley to Valerie Rene Bratten. The latest day by which an objection to the petition may be filed is February 26, 2018.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George's County, Maryland  
129603 (2-8)

**NOTICE**

IN THE MATTER OF:  
Ofenmu Ojeabulu

FOR THE CHANGE OF NAME TO:  
Daggie Ojeabulu

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 18-01641

A petition has been filed to change the name of Ofenmu Ojeabulu to Daggie Ojeabulu. The latest day by which an objection to the petition may be filed is February 26, 2018.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George's County, Maryland  
129604 (2-8)

**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**

1002 8TH ST.  
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated June 1, 2007 and recorded in Liber 28211, Folio 418 among the Land Records of Prince George's County, MD, with an original principal balance of \$435,000.00 and a current interest rate of 1.68%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 21, 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 306076-2)

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

129459 (2-1,2-8,2-15)

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

**CHARTER AMENDMENT RESOLUTION NO. CA-18-01**

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

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

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

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

**COUNTY EXECUTIVE HEARING**

The County Executive of Prince George's County, Maryland

**NOTICE OF PUBLIC HEARING ON PROPOSED FISCAL YEAR 2019 BUDGET**

The County Executive of Prince George's County, Maryland hereby gives notice of his intent to hold a public hearing to receive citizen testimony on proposed budgetary policies and programs, as required by Article 8, Section 804 of the County Charter.

The public hearing on this proposal will be held on:

TUESDAY, FEBRUARY 13, 2018

7:00 P.M.

LAUREL HIGH SCHOOL

8000 CHERRY LANE

LAUREL, MARYLAND 20707

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Please let us know how we can best meet your needs as we will comply with the Americans with Disabilities Act in making "reasonable accommodations" to promote and encourage your participation.

Persons wishing to testify are requested to telephone the County Government (Telephone 301-952-4547, TDD (301) 985-3894) from 8:30 A.M. to 4:00 P.M., Monday through Friday for placement on the advance speakers list. You can also go online and register at [www.princegeorgescountymd.gov](http://www.princegeorgescountymd.gov). Time limitations of three minutes for all speakers will be imposed. There may be only one speaker per organization. Written testimony will be accepted in lieu of, or in addition to, oral comments.

BY ORDER OF THE PRINCE GEORGE'S COUNTY EXECUTIVE

RUSHERN L. BAKER, III  
County Executive

129438 (2-1,2-8)

**LEGALS**

**NOTICE TO CONTRACTORS**

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774, for Stormwater Facilities Improvements at Various Locations, Contract Number 922-H (E), will be received until February 23, 2018, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on January 29, 2018, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. **Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.**

2. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
2000	SF	Temporary Traffic Signs
2000	LF	Temporary Orange Construction Fence
400	CY	Excavation Class 2
15000	CY	Sediment Excavation and Removal
3600	CY	Borrow Excavation – Various Types
100	CY	Test Pit Excavation
1000	CY	Selected Backfill – No. 57 or CR-6 Aggregate
200	TON	Washed Bank Run Gravel
900	LF	Reinforced Concrete Pipe Class 4 - Various Sizes
900	LF	High Density Polyethylene (HDPE) Pipe – Various Sizes
600	LF	Corrugated Aluminized Metal Pipe – 16 Gauge – Various Sizes
60	EA	Standard Concrete End Wall – Various Types
45	EA	Standard Storm Drain Inlets – Various Types
20	EA	Standard Precast Concrete Manhole – 48 and 60 Inch Diameter
3000	LF	Silt Fence
3000	LF	Super Silt Fence
1600	TON	Stone Rip Rap – Various Classes
1000	CY	Gabions
200	CY	Flowable Fill for Pipes and Trenches
40	EA	Sedimentation Tanks and Filter Bags
6000	CY	Class 3 Excavation for Trenches – Various Depths
400	CF	Brick Masonry
1000	SF	Parging of Brick or Concrete Surfaces
1000	SF	Epoxy Protective Coating for Concrete Surfaces
600	TON	Hot Mix Asphalt Superpave – Various Mixes
300	SY	Full Depth Patching
500	SY	Milling Hot Mix Asphalt Pavement
200	SY	Driveway Entrances – Commercial
500	LF	Standard Concrete Curb and Gutter
2000	SF	Concrete Sidewalk
500	SF	Concrete Handicap Access Ramp
4000	LF	Galvanized Chain Link Fence
10	EA	Access Road Gate
3000	SY	Furnish and Place Topsoil
5000	SY	Permanent Seeding and Mulching
5000	SY	Sodding
16000	SY	Soil Stabilization Matting Type A, B and C
200	HR	Mowing – Manual
200	HR	Mowing - Tractor
40	DAY	Tree Trimming Crew with Equipment
180	EA	Remove Trees – Various Sizes

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Stormwater Facilities Improvements at Various Locations, Contract Number 922-H (E)".

4. A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on February 9, 2018, at 10:30 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

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

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

129410 (1-25,2-1,2-8)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JENNIFER J. SCHNEPP  
LARRY M. SCHNEPP  
12303 Flamingo Lane  
Bowie, MD 20715

Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 17-21436

Notice is hereby given this 18th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12303 Flamingo Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$222,732.50.

SYDNEY J. HARRISON  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129429 (1-25,2-1,2-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

MARSHA ANDERSON  
W. J. ANDERSON  
4400 Ridgcrest Drive  
Suitland, MD 20746

Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 17-15684

Notice is hereby given this 18th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4400 Ridgcrest Drive, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$159,600.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129430 (1-25,2-1,2-8)



**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

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

AND

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

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

Defendants

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

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

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

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

FELIX R COLQUE  
Prince George's County, Maryland

AND

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

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

Defendants

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

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

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

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March,

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

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

AND

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

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

Defendants

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

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

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

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

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

AND

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

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

Defendants

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

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

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

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

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

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

AND

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

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

Defendants

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

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

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

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

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

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

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

**NOTICE**

IN THE MATTER OF:  
**Peter Kwame Nana Rubalema**

FOR THE CHANGE OF NAME TO:  
**Nana Peter Kwame**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-01031**

A petition has been filed to change the name of Peter Kwame Nana Rubalema to Nana Peter Kwame.

The latest day by which an objection to the petition may be filed is February 26, 2018.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George's County, Maryland  
129601 (2-8)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

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

AND

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

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

Defendants

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

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

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

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

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

AND

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

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

Defendants

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

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

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

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

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

**LEGALS**

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

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

AND

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

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

Defendants

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

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

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

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

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

AND

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

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

Defendants

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

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

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

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

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

THEODORE JAMES BASILI  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0992776, LAUREL 10TH ELECTION DISTRICT; 5,295 SQ FT & IMPS LAUREL OAKS CONDO ASSMT \$171,200 LIB 31530 FL



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**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

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

AND

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

AUDREY L MALONE  
Prince George's County, Maryland

AND

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

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

Defendants

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

Civil Action No. CAE 17-37035

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

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

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

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

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

Plaintiff

JUAN A FLORES  
Prince George's County, Maryland

AND

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

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

Plaintiff

vs.

JOSE GARCIA  
Prince George's County, Maryland

AND

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

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

Defendants

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

Civil Action No. CAE 17-37036

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

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

**LEGALS**

**Civil Division**

Civil Action No. CAE 17-37038

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

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

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

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

AND

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

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

Defendants

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

Civil Action No. CAE 17-37037

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

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

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

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

AND

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

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

Defendants

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

Civil Action No. CAE 17-37038

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

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

SANDRA GALDAMEZ  
FLATN, INC  
DOUGLAS R. COGGINS, ESQ  
TRUSTEE  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2092963, SEAT PLEASANT 18TH DISTRICT; PT LOT 3, 54-5 7 12,814 SQ FT & IMPS OAKMONT BLK 3 ASSMT \$106,600 LIB 34568 FL 226; ADDRESS 5915 ADDISON RD CAPITOL HEIGHTS 20743.

Defendants

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

Civil Action No. CAE 17-39042

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

**LEGALS**

**Civil Division**

Civil Action No. CAE 17-39042

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

Prince George's County, described as follows: Tax Account No 2092963, SEAT PLEASANT 18TH DISTRICT; PT LOT 3, 54-5 7 12,814 SQ FT & IMPS OAKMONT BLK 3 ASSMT \$106,600 LIB 34568 FL 226; ADDRESS 5915 ADDISON RD CAPITOL HEIGHTS 20743.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129396 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

FAYE E TURNER  
PNC BANK, NATIONAL ASSOCIATION  
MICHAEL R. PENYAK, TRUSTEE  
SANDRA K. FERTIG, TRUSTEE  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1098557, LAUREL 10TH ELECTION DISTRICT; 8,292 SQ FT & IMPS FAIR-LAWN LOT 25 BLK N ASSMT \$225,800 LIB 04517 FL 334; ADDRESS 1001 TURNEY AVE LAUREL 20707.

Defendants

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

Civil Action No. CAE 17-39044

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

Prince George's County, described as follows: Tax Account No 1098557, LAUREL 10TH ELECTION DISTRICT; 8,292 SQ FT & IMPS FAIR-LAWN LOT 25 BLK N ASSMT \$225,800 LIB 04517 FL 334; ADDRESS 1001 TURNEY AVE LAUREL 20707.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129398 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

MARIA BAUTISTA  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2311827, BERWYN 21ST ELECTION DISTRICT; LOTS 19 20 21 22 7,760 SQ FT & IMPS CRYSTAL SPRINGS BLK H ASSMT \$166,833 LIB 35499 FL 128; ADDRESS 8724 36TH AVE COLLEGE PARK 20740.

Defendants

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

Civil Action No. CAE 17-39045

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

all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0144345, BLADENSBURG 2ND ELECTION DISTRICT; LOTS 10 11 PT L T 12 EX PT TO ST O F MD 19,343 SQ FT DE-CATUR HEIGHTS LOT 11 ASSMT \$45,200 LIB 24802 FL 416; ADDRESS 5303 ANNAPOLIS RD BLADENSBURG 20710.

Defendants

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

Civil Action No. CAE 17-39045

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

Prince George's County, described as follows: Tax Account No 0144345, BLADENSBURG 2ND ELECTION DISTRICT; LOTS 10 11 PT L T 12 EX PT TO ST O F MD 19,343 SQ FT DE-CATUR HEIGHTS LOT 11 ASSMT \$45,200 LIB 24802 FL 416; ADDRESS 5303 ANNAPOLIS RD BLADENSBURG 20710.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129399 (1-25,2-1,2-8)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

SANTOS SORTO CABRERA  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2311827, BERWYN 21ST ELECTION DISTRICT; LOTS 19 20 21 22 7,760 SQ FT & IMPS CRYSTAL SPRINGS BLK H ASSMT \$166,833 LIB 35499 FL 128; ADDRESS 8724 36TH AVE COLLEGE PARK 20740.

Defendants

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

Civil Action No. CAE 17-39043

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

Prince George's County, described as follows: Tax Account No 2311827, BERWYN 21ST ELECTION DISTRICT; LOTS 19 20 21 22 7,760 SQ FT & IMPS CRYSTAL SPRINGS BLK H ASSMT \$166,833 LIB 35499 FL 128; ADDRESS 8724 36TH AVE COLLEGE PARK 20740.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129397 (1-25,2-1,2-8)



**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

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

AND

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

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

Defendants

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

**Civil Action No. CAE 17-37039**

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

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

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

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

AND

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

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

Defendants

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

**Civil Action No. CAE 17-37040**

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

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

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February,

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

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

AND

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

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

Defendants

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

**Civil Action No. CAE 17-37041**

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

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

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

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

AND

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

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

Defendants

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

**Civil Action No. CAE 17-37042**

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

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

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February,

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

LERROY FAGBEMI  
Prince George's County, Maryland

AND

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

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

Defendants

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

**Civil Action No. CAE 17-37043**

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

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

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

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

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

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

**NOTICE**

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

Plaintiffs

vs.

William Earl Carter and  
Janice Shery L Olfus-Carter

Defendants

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

**CIVIL NO. CAEF 17-09944**

ORDERED, this 25th day of January, 2018, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6306 Blue Sage Lane, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of February, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of February, 2018, next.

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

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

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

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

LERROY FAGBEMI  
Prince George's County, Maryland

AND

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

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

Defendants

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

**Civil Action No. CAE 17-37044**

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

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

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

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129471 (2-1,2-8,2-15)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

THE NATIONAL SHRINE OF THE  
IMMACULATE CONCEPTION  
Prince George's County, Maryland

AND

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

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

Defendants

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

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

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

**Civil Action No. CAE 17-37045**

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

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

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

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

**LEGALS**

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

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

AND

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

Prince George's County, described as follows: Tax Account No 1956713, CHILLUM 17TH ELECTION DISTRICT; S HALF OF LOTS 1 2 3 11,250 SQ FT & IMPS MT RAINIER ROGERS BLK 11 ASSMT \$266,033 LIB 11600 FL 180; ADDRESS 4015 29TH ST MOUNT RAINIER 20712.

Defendants

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

**Civil Action No. CAE 17-39060**

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

Prince George's County, described as follows: Tax Account No 1956713, CHILLUM 17TH ELECTION DISTRICT; S HALF OF LOTS 1 2 3 11,250 SQ FT & IMPS MT RAINIER ROGERS BLK 11 ASSMT \$266,033 LIB 11600 FL 180; ADDRESS 4015 29TH ST MOUNT RAINIER 20712.

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

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

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

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

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

**Civil Action No. CAE 17-10994**

Notice is hereby given this 25th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10005 Angora Drive, Cheltenham, MD 20623, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$327,600.00.

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

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

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

**Civil Action No. CAE 17-10994**

Notice is hereby given this 25th day of January,



**LEGALS**

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

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

**3902 ELDBRIDGE TERRACE  
BOWIE, MD 20716**

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

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

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

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

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

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

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

129439

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

**LEGALS**

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

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

**12806 APPLECROSS DRIVE  
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Nicole Brennan, dated October 16, 2015, and recorded in Liber 37613 at folio 121 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 13, 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 \$24,000.00 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 # 17-600816)

**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

129324

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

**LEGALS**

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

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

**15620 EVERGLADE LANE, UNIT 303  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Cateatra E. Anderson fka Cateatra E. Sewell, dated July 31, 2012 and recorded in Liber 35062, Folio 581 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$191,500.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 13, 2018 AT 11:00 AM**.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

129361

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

**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.**

**12716 HOLIDAY LANE  
BOWIE, MARYLAND 20716**

By virtue of the power and authority contained in a Deed of Trust from Lonnie M Smith and Chiffon S Smith, dated April 23, 2008, and recorded in Liber 29752 at folio 647 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 13, 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 \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-28422)

**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

129325

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

**LEGALS**

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

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

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

**416 POSSUM COURT  
CAPITOL HEIGHTS, MARYLAND 20743**

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

**FEBRUARY 20, 2018  
AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-600382)

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

129442

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

**The Prince George's Post**  
Call: 301-627-0900 | Fax: 301-627-6260

**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**

**4206 QUANDERS PROMISE DR.  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated December 21, 2006 and recorded in Liber 27010, Folio 350 among the Land Records of Prince George's County, MD, with an original principal balance of \$600,000.00 and a current interest rate of 2.00018%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 13, 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 \$83,000 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. 317279-1)

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Substitute Trustees

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129308

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



**LEGALS**

**ORDER OF PUBLICATION**

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

vs. Plaintiff

ALGENON ASHFORD  
Prince George's County, Maryland  
AND

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

ing a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129403 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

vs. Plaintiff

RAFAEL CISNEROS  
Prince George's County, Maryland  
AND

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

Prince George's County, described as follows: Tax Account No 1845494, CHILLUM 17TH ELECTION DISTRICT; 994,000 SQ FT & IMPS SEVILLE A CONDO ASSMT \$45,333 LIB 19471 FL 198 UNIT 521; ADDRESS 3450 TOLEDO TER HYATTSVILLE 20782 CONDO UNIT: 521.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division  
Civil Action No. CAE 17-39050

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129402 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

vs. Plaintiff

4TH QUARTER GROUP LLC  
Prince George's County, Maryland  
AND

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129404 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

vs. Plaintiff

LUVENIA E GIBSON  
HUBERT B. GIBSON  
Prince George's County, Maryland  
AND

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

Prince George's County, described as follows: Tax Account No 0023861, VANSVILLE 1ST ELECTION DISTRICT; 2.4400 ACRES & IMPS ASSMT \$181,000 MAP 013 GRID F3 PAR 087 LIB 00000 FL 004; ADDRESS11714 ELLINGTON DR BELTSVILLE 20705.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129405 (1-25,2-1,2-8)

In the Circuit Court for Prince George's County, Maryland Civil Division  
Civil Action No. CAE 17-39052

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

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

Prince George's County, described as follows: Tax Account No 2045326, SEAT PLEASANT 18TH ELECTION DISTRICT; LOTS 34 & 250 SF ABND ALLEYWAY 6,250 SQ FT & IMPS WEST FAIRMOUNT BLK 12 ASSMT \$81,600 LIB 38054 FL 149; ADDRESS 907 EASTERN AVE CAPITOL HEIGHTS 20743.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129401 (1-25,2-1,2-8)

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

Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0023861, VANSVILLE 1ST ELECTION DISTRICT; 2.4400 ACRES & IMPS ASSMT \$181,000 MAP 013 GRID F3 PAR 087 LIB 00000 FL 004; ADDRESS11714 ELLINGTON DR BELTSVILLE 20705.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129406 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

vs. Plaintiff

SHERLERINA R GARNER  
CARLOS P GARNER  
Prince George's County, Maryland  
AND

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

Prince George's County, described as follows: Tax Account No 2109478, SEAT PLEASANT 18TH ELECTION DISTRICT; LOTS 55 56 AND HALF OF 54 IMPS OF 55.56 5,000 SQ FT & IMPS GR CAPITOL HEIGHTS BLK 64 ASSMT \$101,166 LIB 13284 FL 608; ADDRESS WILLIE & LOLA SMITH1208 CLOVIS AVE CAPITOL HEIGHTS 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division  
Civil Action No. CAE 17-39051

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

Prince George's County, described as follows: Tax Account No 2109478, SEAT PLEASANT 18TH ELECTION DISTRICT; LOTS 55 56 AND HALF OF 54 IMPS OF 55.56 5,000 SQ FT & IMPS GR CAPITOL HEIGHTS BLK 64 ASSMT \$101,166 LIB 13284 FL 608; ADDRESS WILLIE & LOLA SMITH1208 CLOVIS AVE CAPITOL HEIGHTS 20743.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129405 (1-25,2-1,2-8)

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**LEGALS**

**ORDER OF PUBLICATION**

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

vs. Plaintiff

DISCIPLESHIP MINISTRIES INTERNATIONAL ALLFIRST BANK  
ROBERT W. WIMBROW, TRUSTEE  
MICHAEL T. CAVEY, TRUSTEE  
Prince George's County, Maryland  
AND

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

Prince George's County, described as follows: Tax Account No 1397991, KENT 13TH ELECTION DISTRICT; UNIT A-6 8.623 ST FT & IMPS RITCHIE WAREHOUSIN ASSMT \$164,700 LIB 14365 FL 432 UNIT A-6; ADDRESS 1300 RITCHIE RD CAPITOL HEIGHTS 20743 CONDO UNIT: A-6.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland  
Civil Division  
Civil Action No. CAE 17-39053

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

Prince George's County, described as follows: Tax Account No 1397991, KENT 13TH ELECTION DISTRICT; UNIT A-6 8.623 ST FT & IMPS RITCHIE WAREHOUSIN ASSMT \$164,700 LIB 14365 FL 432 UNIT A-6; ADDRESS 1300 RITCHIE RD CAPITOL HEIGHTS 20743 CONDO UNIT: A-6.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129407 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

vs. Plaintiff

KOUROSH MEHRABIAN  
Prince George's County, Maryland  
AND

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

Prince George's County, described as follows: Tax Account No 1009828, LAUREL 10TH ELECTION DISTRICT; E SIDE BLVD 5,320 SQ FT & IMPS LAUREL LOT 12 BLK 56 ASSMT \$301,300 LIB 35512 FL 466; ADDRESS 132 WASH-BALTO BLVD LAUREL 20707.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland  
Civil Division  
Civil Action No. CAE 17-39054

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

Prince George's County, described as follows: Tax Account No 1009828, LAUREL 10TH ELECTION DISTRICT; E SIDE BLVD 5,320 SQ FT & IMPS LAUREL LOT 12 BLK 56 ASSMT \$301,300 LIB 35512 FL 466; ADDRESS 132 WASH-BALTO BLVD LAUREL 20707.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper hav-

**LEGALS**

**ORDER OF PUBLICATION**

ing a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

vs. Plaintiff

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129408 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

vs. Plaintiff

MAY CHEN  
Prince George's County, Maryland  
AND

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

Prince George's County, described as follows: Tax Account No 0336297, PISCATAWAY 5TH ELECTION DISTRICT; LOT 2 EX 1.375 8 AC AT E PT 1.3700 ACRES ACCOKEEK ACRES ASSMT \$53,200 LIB 33277 FL 011; ADDRESS 16402 NEWASA LN ACCOKEEK 20607.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division  
Civil Action No. CAE 17-39047

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

Prince George's County, described as follows: Tax Account No 0336297, PISCATAWAY 5TH ELECTION DISTRICT; LOT 2 EX 1.375 8 AC AT E PT 1.3700 ACRES ACCOKEEK ACRES ASSMT \$53,200 LIB 33277 FL 011; ADDRESS 16402 NEWASA LN ACCOKEEK 20607.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129401 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

vs. Plaintiff

COMPTON VYFHUIS  
EILEEN VYFHUIS  
Prince George's County, Maryland  
AND

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

Prince George's County, described as follows: Tax Account No 1964311, CHILLUM 17TH ELECTION DISTRICT; 7,875 SQ FT & IMPS HOLADAY CO ADDN LOT 9 BLK 25 ASSMT \$181,933 LIB 04995 FL 827; ADDRESS 4406 40TH ST BRENTWOOD 20722.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland  
Civil Division  
Civil Action No. CAE 17-39046

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

Prince George's County, described as follows: Tax Account No 1964311, CHILLUM 17TH ELECTION DISTRICT; 7,875 SQ FT & IMPS HOLADAY CO ADDN LOT 9 BLK 25 ASSMT \$181,933 LIB 04995 FL 827; ADDRESS 4406 40TH ST BRENTWOOD 20722.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129400 (1-25,2-1,2-8)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs. JERRY LEE VICK  
5105 72nd Avenue  
Hyattsville, MD 20784  
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-17871

Notice is hereby given this 18th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5105 72nd 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 19th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$202,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129425 (1-25,2-1,2-8)

Edward T. Love  
Ortman, Love & Huckabay  
4816 Moorland Lane  
Bethesda, MD 20814  
301-986-9030

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**MARY O. POPKIN**

Notice is given that Gail Ohnsman, whose address is 77137 Winding Creek Circle, South Haven, MI 49090, was on December 1, 2017 appointed personal representative of the estate of Mary O. Popkin who died on November 16, 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 1st 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.

GAIL OHNSMAN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 108522

129532 (2-1,2-8,2-15)



**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

v.

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

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

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

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

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

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

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

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

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

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

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

Hurst R. Hessey, Attorney  
Hessey & Hessey, PA  
3500 Boston Street, Suite 400, MS76  
Baltimore, MD 21224  
410-342-9800

**NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE**

NOTICE IS GIVEN that the Circuit Court of Lee county, Florida appointed Stella S. Pla, whose address is 1005 Anza Avenue, Lehigh Acres, Florida 33971, as the Personal Representative of the Estate of Raymond Albert Pla who died on April 28, 2017 domiciled in Lee County, Florida, USA.

The Maryland resident agent for service of process is Hurst R. Hessey, whose address is 3500 Boston Street, Suite 400, MS76, Baltimore, MD 21224.

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

Property known as 12103 Autumnwood Lane, Fort Washington, MD 20744, Prince George's County, MD

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:

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

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

STELLA S. PLA  
Foreign Personal Representative

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

Estate No. 108773

129418 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff

v.

BEAR BEORN, LLC

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

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

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

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

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

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

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

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

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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF VICKI LYNNE WRIGHT

Notice is given that Tony C Wright, whose address is 160E Wildowdale Drive Apt #402, Frederick, MD 21702, was on January 22, 2018 appointed Personal Representative of the estate of Vicki Lynne Wright, who died on January 5, 2018 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of July, 2018.

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

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

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

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

TONY C WRIGHT  
Personal Representative

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

Estate No. 108959

129598 (2-8,2-15,2-22)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

NORMAN R HALL

SERVE:  
1914 SHAMROCK AVE  
CAPITOL HEIGHTS MD 20743

AND

LINDA MCMAHON, ADMINISTRATOR FOR SMALL BUSINESS ADMINISTRATION

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

AND

DENNIS M. GRIFFITH, TRUSTEE

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

AND

KENDAL E. CARSON, TRUSTEE

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

AND

SUNTRUST BANK

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

AND

JOVETTA WOODARD, TRUSTEE

SERVE:  
41 RACHE DRIVE  
NASHVILLE TN 37214

AND

PATRICIA ROBINSON, TRUSTEE

SERVE:  
41 RACHE DRIVE  
NASHVILLE TN 37214

AND

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

1914 SHAMROCK AVE  
CAPITOL HEIGHTS MD 20743

And

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

PRINCE GEORGE'S COUNTY, MARYLAND

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

Defendants

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

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

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

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

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

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

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

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

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

CELESTE T STANLEY

SERVE:  
7721 PENBROOK CT  
ACCOKEEK MD 20607

AND

CHRIS A. HOPKINS, TRUSTEE

SERVE:  
3301 BOSTON STREET  
BALTIMORE, MD 21224

AND

FIRST MARINER BANK

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

AND

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

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

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

AND

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

1507 BRAEMAR CT  
ACCOKEEK MD 20607

And

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

1507 BRAEMAR CT  
ACCOKEEK MD 20607

And

PRINCE GEORGE'S COUNTY, MARYLAND

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

Defendants

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

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

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

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

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

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129567 (2-8,2-15,2-22)

**THE PRINCE GEORGE'S POST**  
Call 301-627-0900  
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**SUBSCRIBE TODAY!**

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

MARY C GOLDRING

SERVE:  
7721 PENBROOK PL  
LANDOVER MD 20785

AND

JAMES H. PROCTOR, III

SERVE:  
7721 PENBROOK PL  
LANDOVER MD 20785

AND

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

7721 PENBROOK PL  
LANDOVER MD 20785

And

Unknown Owner of the property 7721 PENBROOK PL described as follows: Property Tax ID 13-1426618 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

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

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39844**

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

4,042.0000Sq.Ft & Imps Palmer Park Lot 24 Blk E, Assmt \$135,366 Lib 7879 Fl 468 and assessed to MARY C GOLDRING and JAMES H. PROCTOR, III, also known as 7721 PENBROOK PL, LANDOVER MD 20785, Tax Account No. 13-1426618 on the Tax Roll of the Director of Finance.

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

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

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129568 (2-8,2-15,2-22)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

ADIZAH B MUSAH

SERVE:  
1821 PEACHTREE LN  
BOWIE MD 20721

AND

IBN-MOHAMMED GANIYI,  
PRIOR OWNER

AND

SOLARCITY CORPORATION

SERVE ON:  
THE CORPORATION TRUST,  
INC, RESIDENT AGENT  
2405 YORK ROAD, SUITE 201  
LUTHERVILLE-TIMONIUM,  
MD 21093

AND

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

1821 PEACHTREE LN  
BOWIE MD 20721

And

Unknown Owner of the property

1821 PEACHTREE LN described as follows: Property Tax ID 07-0748277 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.



**LEGALS**

**ORDER OF PUBLICATION**

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

vs. Plaintiff

ELVINESE S WYCHE

SERVE:  
9707 BEACHWOOD AVE  
LANHAM MD 20706

SERVE:  
4401 19TH ST NE  
WASHINGTON DC 20018

AND

BANK OF AMERICA, NA

SERVE ON:  
THE CORPORATION TRUST,  
INC., RESIDENT AGENT  
2405 YORK ROAD  
SUITE 201  
LUTHERVILLE TIMONIUM MD  
21093-2264

AND

L. DARREN GOLDBERG,  
TRUSTEE

AND

DAVID A. KASUBA, TRUSTEE

AND

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

9707 BEACHWOOD AVE  
LANHAM MD 20706

And

Unknown Owner of the property 9707 BEACHWOOD AVE described as follows: Property Tax ID 20-2249142 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY,  
MARYLAND

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

Defendants

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY  
CASE NO.: CAE 17-39846**

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

Lots 214 & 215 6,000 SqFt & Imps Sherman Park Blk 15, Assmt \$217,834.00 Lib 4667 Fl 601 and assessed to ELVINESE S WYCHE and also known as 9707 BEACHWOOD AVE, LANHAM MD 20706, Tax Account No. 20-2249142 on the Tax Roll of the Director of Finance.

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

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

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129570 (2-8-2-15,2-22)

**ORDER OF PUBLICATION**

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

vs. Plaintiff

THE ESTATE OF  
DOROTHY LYON JONES

Defendants

SERVE:  
PAULA PERRY,  
PERSONAL REP.  
5704 30TH AVENUE  
HYATTSVILLE, MD 20782

SERVE:  
PAULA PERRY,  
PERSONAL REP.  
6110 40TH AVE  
HYATTSVILLE MD 20782

AND

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

6110 40TH AVE  
HYATTSVILLE MD 20782

And

Unknown Owner of the property 6110 40TH AVE described as follows: Property Tax ID 16-1806975 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY,  
MARYLAND

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

Defendants

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY  
CASE NO.: CAE 17-39847**

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

10,367 SqFt & Imps Hyattsville Hills Lot 25 Blk C, Assmt \$321,667 Lib 2775 Fl 207 and assessed to THE ESTATE OF DOROTHY LYON JONES and also known as 6110 40TH AVE, HYATTSVILLE MD 20782, Tax Account No. 16-1806975 on the Tax Roll of the Director of Finance.

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

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

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129571 (2-8-2-15,2-22)

**ORDER OF PUBLICATION**

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

vs. Plaintiff

ALFRED V FIDROCKI,  
TRUSTEE OF THE ALFRED V.  
FIDROCKI TRUSTE

SERVE:  
12812 NORWOOD LN  
FORT WASHINGTON MD 20744

AND

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

12812 NORWOOD LN  
FORT WASHINGTON MD 20744

And

Unknown Owner of the property 12812 NORWOOD LN described as follows: Property Tax ID 05-0312751 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY,

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
**Shedrick Durrell Lambert**

FOR THE CHANGE OF  
NAME TO:  
**Shedrick Karim Amin**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 18-02112**

A petition has been filed to change the name of Shedrick Durrell Lambert to Shedrick Karim Amin.

The latest day by which an objection to the petition may be filed is February 26, 2018.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George's County, Maryland  
129607 (2-8)

**LEGALS**

MARYLAND

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

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY  
CASE NO.: CAE 17-39848**

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

13,930.0000 Sq.Ft. & Imps. Tantallon on the P Lot 9 Blk A, Assmt \$347,400 Lib 2773 Fl 574 and assessed to ALFRED V FIDROCKI, also known as 12812 NORWOOD LN, FORT WASHINGTON MD 20744, Tax Account No. 05-0312751 on the Tax Roll of the Director of Finance.

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

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

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129572 (2-8-2-15,2-22)

*Proudly  
Serving  
Prince  
George's  
County  
Since 1932*

**ORDER OF PUBLICATION**

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

vs. Plaintiff

VERONICA D SMITH

SERVE:  
1209 GRANADA ST  
ACCOKEEK MD 20607

AND

JOHN D. SMITH

SERVE:  
1209 GRANADA ST  
ACCOKEEK MD 20607

AND

HSBC BANK USA, NA

SERVE ON:  
THE CORPORATION TRUST  
INCORPORATED,  
RESIDENT AGENT  
2405 YORK ROAD  
SUITE 201  
LUTHERVILLE TIMONIUM MD  
21093-2264

AND

JAMES E. CLARKE, TRUSTEE

SERVE:  
ATLANTIC LAW GROUP, LLC  
1602 VILLAGE MARKET BLVD  
SE, STE 310  
LEESBURG, VA 20175

AND

RENEE DYSON, TRUSTEE

SERVE:  
ATLANTIC LAW GROUP, LLC  
1602 VILLAGE MARKET BLVD  
SE, STE 310  
LEESBURG, VA 20175

AND

BRIAN THOMAS, TRUSTEE

SERVE:  
ATLANTIC LAW GROUP, LLC  
1602 VILLAGE MARKET BLVD  
SE, STE 310  
LEESBURG, VA 20175

AND

ERIN M. COHEN, TRUSTEE

SERVE:  
ATLANTIC LAW GROUP, LLC  
1602 VILLAGE MARKET BLVD  
SE, STE 310

LEESBURG, VA 20175

AND

HUGH J. GREEN, TRUSTEE

SERVE:  
ATLANTIC LAW GROUP, LLC  
1602 VILLAGE MARKET BLVD  
SE, STE 310  
LEESBURG, VA 20175

AND

PATRICK M.A. DECKER,  
TRUSTEE

SERVE:  
ATLANTIC LAW GROUP, LLC  
1602 VILLAGE MARKET BLVD  
SE, STE 310  
LEESBURG, VA 20175

AND

OCWEN LOAN SERVICING, LLC,  
SUCCESSOR IN INTEREST TO LIT-  
TON LOAN SERVICING, LP, SUC-  
CESSOR IN INTEREST TO  
FREMONT INVESTMENT & LOAN

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

AND

FRIEDMAN & MACFAYDEN, PA,  
TRUSTEE

SERVE:  
MARK H. FRIEDMAN  
TOTMAN BLDG -- 4TH FLOOR  
210 E. REDWOOD ST.  
BALTIMORE, MD 21202

SERVE:  
KENNETH J. MACFADYEN  
10856 SANDRINGHAM RD  
COCKEYSVILLE, MD 21030

AND

MID-ATLANTIC WATER AND  
SEWER AUTHORITY

SERVE:  
STACY S. PICKETT, ESQ.  
264 MERRIMAC COURT  
PO BOX 590  
PRINCE FREDERICK, MD 20678

SERVE:  
AMBER L. BRYANT, ESQ.  
264 MERRIMAC COURT  
PO BOX 590  
PRINCE FREDERICK, MD 20678

AND

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

1209 GRANADA ST  
ACCOKEEK MD 20607

And

Unknown Owner of the property 1209 GRANADA ST described as follows: Property Tax ID 05-3261195 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY,  
MARYLAND

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

Defendants

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY  
CASE NO.: CAE 17-40891**

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

30,000 Sq.Ft & Imps Beechwood Estates Lot 15, Assmt \$443,993 Lib 21732 Fl 637 and assessed to VERONICA D SMITH and also known as 1209 GRANADA ST, ACCOKEEK MD 20607, Tax Account No. 05-3261195 on the Tax Roll of the Director of Finance.

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

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

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129573 (2-8-2-15,2-22)

**LEGALS**

PRINCE GEORGE'S COUNTY  
GOVERNMENT

**Board of License  
Commissioners**

(Liquor Control Board)

FEBRUARY 27, 2018

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

**TRANSFER**

Tesfa Negash, President, Tiruwork Gebremichael, Secretary for a Class A, Beer, Wine and Liquor for the use of T & T Endeavor, Inc., t/a Base Liquors, 4805 Allentown Road, Suitland, 20746, transfer from RJV, Inc., t/a Base Liquors, Nirmal Singh, President

Jason Chang Lee, President/Secretary/Treasurer for a Class A, Beer, Wine, and Liquor for the use of Strauss Enterprises, t/a Maryland Farm Super Liquors, 11450 Cherry Hill Road, Beltsville, 20705, transfer from Strauss Enterprises, t/a Maryland Farm Super Liquors, Hee Ja Chun, President/Secretary/Treasurer.

Hee Ja Chun, President/Secretary/Treasurer for a Class A, Beer, Wine and Liquor for the use of Hee & Ryan, Inc., t/a 201 Drive-Thru Liquors, 4221 Kenilworth Avenue, Bladensburg, 20710, transfer from Hee & Ryan, Inc., t/a 201 Drive-Thru Liquors, Jessica S. Chun, President/Secretary/Treasurer.

Terri Ryan, President/Treasurer, Pierre M. Donahue, Vice President, for a Class BH, Beer, Wine and Liquor for the use of Crestline Hotels & Resorts - PGC, Inc., t/a The Westin National Harbor 171 Waterfront Street, National Harbor, 20745 transfer from Brentwood National Harbor Liquor Holding, LLC, t/a The Westin National Harbor, Parag Jitendra Patel, Authorized Person/Member/Manager, Jitendra Patel, Authorized Person/Member/Manager, Sylvia C Macklin, Authorized Person/Member.

Freweini Haile, Member/Authorized Person, for a Class D(R), Beer and Wine for the use of NEHMIA, LLC, t/a Buno Supermarket, 7601 Old Branch Avenue, Clinton, 20735 transfer from Buno Enterprises, LLC, t/a Buno Supermarket, Dereje Genanaw, Managing Member.

**NEW - CLASS B, BEER  
AND WINE**

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

**A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, February 27, 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  
January 19, 2018

129584 (2-8-2-15)

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**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Randall J. Rolls  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs

vs.

Dianne M. Brown

AND

Joseph H. Brown, Jr.

8927 Bluffwood Lane  
Fort Washington, MD 20744

Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-27830**

Notice is hereby given this 29th day of January, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 1st day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$228,000.00. The property sold herein is known as 8927 Bluffwood Lane, Fort Washington, MD 20744.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129562 (2-8-2-15,2-22)

PRINCE GEORGE'S COUNTY  
GOVERNMENT

**BOARD OF LICENSE  
COMMISSIONERS**

**NOTICE OF  
PUBLIC HEARING**

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of the Alcoholic Beverage Article of the Annotated Code of Maryland will accept testimony regarding the proposed revisions to the existing Rules and Regulations at a Public Hearing on:

February 27, 2018  
10:00 a.m.  
9200 Basil Court  
Room 410  
Largo, Maryland 20744

The revised edition of the Rules and Regulations are available for review in the Board's Office at 9200 Basil Court, Room 420, Largo, Maryland 20744 or contacting the Board 301-583-9980.



**LEGALS**

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

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

**14204 DERBY RIDGE ROAD  
MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Carlton Stuart and LaRonda Stuart, dated January 25, 2007 and recorded in Liber 27083, Folio 253 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on May 9, 2011 in the Land Records of Prince George's County at Liber No. 32657, Folio 163, with an original principal balance of \$617,900.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 13, 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 \$56,000.00 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

129362

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

**LEGALS**

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

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

**2240 PRINCE OF WALES COURT  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Stephen Tarpley, dated August 31, 2012 and recorded in Liber 34007, Folio 458 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$172,000.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 13, 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 \$17,000.00 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

129362

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

**LEGALS**

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

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

**7618 OXMAN ROAD  
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Bernard S. Hogans, dated July 2, 2012 and recorded in Liber 35505, Folio 357 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$149,775.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 13, 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 \$15,300.00 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

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

3504 WAYNESWOOD ROAD  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Anna K. Wilson, dated March 20, 2012 and recorded in Liber 33479, Folio 306 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$152,922.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 13, 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 \$14,500.00 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  
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(410) 825-2900 www.mid-atlanticauctioneers.com

129367 (1-25,2-1,2-8)

**LEGALS**

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

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

8806 ADMIRAL DRIVE  
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Bridget A. Chiagoro and Olakunle Ojo, dated November 16, 2007 and recorded in Liber 29371, Folio 072 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$357,000.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 13, 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 \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

129368 (1-25,2-1,2-8)

**LEGALS**

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

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

6805 BROOKLYN BRIDGE ROAD  
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Juan D. Toledo-Orellana and Juan R. Sanchez, dated May 12, 2010 and recorded in Liber 31754, Folio 571 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,200.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 13, 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, 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

129369 (1-25,2-1,2-8)

**LEGALS**

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

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

4407 LT LANSDALE PLACE  
UPPER MARLBORO, MARYLAND 20772

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

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

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

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

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

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

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

**LEGALS**

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

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

1206 CHAPEL OAKS DRIVE  
CAPITOL HEIGHTS, MARYLAND 20743

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

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

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

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

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

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

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

**LEGALS**

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

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

8614 BRAE BROOKE DRIVE  
LANHAM, MARYLAND 20706

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

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

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

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

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

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

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











**LEGALS**

**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**

**6930 DECATUR ST.  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated July 28, 2006 and recorded in Liber 26166, Folio 300 among the Land Records of Prince George's County, MD, with an original principal balance of \$260,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 27, 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 \$17,000 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. 110826-1)

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

129549

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

**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**

**849 BERKSHIRE DR.  
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated August 5, 2008 and recorded in Liber 30023, Folio 8 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 27, 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 \$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. 316734-1)

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

129550

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

**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**

**11702 BUTLERS BRANCH RD.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated May 2, 2008 and recorded in Liber 29801, Folio 259 among the Land Records of Prince George's County, MD, with an original principal balance of \$308,700.00 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

**FEBRUARY 13, 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 \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 70593-5)

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

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

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

129311

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

**CALL 301.627.0900 FAX 301.627.6260**  
**email bboice@pgpost.com**

**LEGALS**

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

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

**11206 ODELL FARMS COURT  
BELTSVILLE, MARYLAND 20705**

By virtue of the power and authority contained in a Deed of Trust from Carla De-Silva McPhun and Claire Desilva, dated January 20, 2006, and recorded in Liber 27479 at folio 626 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 13, 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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-30334)

**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

129326

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

**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.**

**10507 CEDARWOOD LANE  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Gerard Dupree and Jennifer Dupree, dated August 10, 2007, and recorded in Liber 28749 at folio 741 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 13, 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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-601986)

**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

129327

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

**LEGALS**

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

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

**6212 41ST PLACE  
HYATTSVILLE, MARYLAND 20782**

By virtue of the power and authority contained in a Deed of Trust from Alan J. Koch, dated July 25, 1997, and recorded in Liber 11842 at folio 145 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 20, 2018  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602477)

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

129440

(2-1,2-8,12-5)



**LEGALS**

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

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

10517 THRIFT RD.  
CLINTON, MD 20735

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

**FEBRUARY 27, 2018 AT 11:12 AM**

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

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

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

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

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

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

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

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

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

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

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

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

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

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's

The owner(s) of said vehicle(s) have right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at anytime within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner's right of title and interest in the vehicle and is consent of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: **02-28-2018**

Please contact the Revenue Authority of Prince George's County at 301-772-2060.

**ANA TOWING**  
7820 MARLBORO PIKE  
FORESTVILLE, MD. 20747  
(301) 736-7703

1997 NISSAN MAXIMA MD 6BA5453 JN1CA21D3VM503483

**CHARLEY'S CRANE SERVICES**  
8613 OLD ARDMORE RD  
LANDOVER MD 20785  
301-773-7670

2011 NISSAN MURANO DC FG6123 JN8AZ1M0W0B163721  
2004 NISSAN MURANO VA VJC7308 JN8AZ08W64W300362  
2002 FORD TAURUS 1FAFP55252A204471  
2000 TOYOTA 4RUNNER MD M490377 JT3HN86R9Y0307594  
2000 TOYOTA SOLARA MD 1DKY59 2T1FF22P1YC415201  
1999 FORD E 250 MD 8BH5671 1FTNE2424XHA99156  
2003 CHEVROLET  
AVALANCHE MD 6BM3141 3GNGK23G63G180766  
2007 TOYOTA CAMRY MD 1CW6524 4T1BE46K07U165412  
2000 TOYOTA CAMRY MD 2CY1037 4T1BF28K4YU939306

**MCDONALD TOWING**  
2917 52ND AVENUE  
HYATTSVILLE MD 20781  
301-864-4133

2004 HONDA CIVIC MD 1AC5791 JHMES966X45000077

129576 (2-8)

**LEGALS**

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

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

2804 SHEPHERD STREET  
MOUNT RAINIER, MARYLAND 20712

By virtue of the power and authority contained in a Deed of Trust from David S. Hilmy and Day A Pennick, dated April 28, 2006, and recorded in Liber 25007 at folio 297 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 27, 2018**

**AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602486)

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

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

129556 (2-8,2-15,2-22)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**

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

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

601 SEVENTH STREET UNIT # 402  
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Lauren G. Pruitt, dated January 18, 2008 and recorded in Liber 29335, Folio 092 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$235,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 27, 2018 AT 11:00 AM.**

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

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

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

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

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

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

129577 (2-8,2-15,2-22)

**LEGALS**

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

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

5106 ODESSA ROAD  
COLLEGE PARK, MARYLAND 20740

By virtue of the power and authority contained in a Deed of Trust from Mary Jennifer Nodwell, dated June 24, 2014, and recorded in Liber 36224 at folio 369 RE-RECORDED AT Liber 40263 Folio 1 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 27, 2018**

**AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602628)

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

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

129557 (2-8,2-15,2-22)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**

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

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

5609 EAST BONIWOOD TURN  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Albert Jackson, dated November 30, 2006 and recorded in Liber 26915, Folio 543 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on April 22, 2014 in the Land Records of Prince George's County at Liber No. 35911, Folio 179, with an original principal balance of \$306,393.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 27, 2018 AT 11:00 AM.**

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

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

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

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

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

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

129578 (2-8,2-15,2-22)



**LEGALS**

**ORDER OF PUBLICATION**

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

vs. Plaintiff

DIANE A PELL

SERVE:  
6111 GRENFELL LOO  
BOWIE MD 20720

AND

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

6111 GRENFELL LOO  
BOWIE MD 20720

And

Unknown Owner of the property 6111 GRENFELL LOO described as follows: Property Tax ID 14-1635606 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

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

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-36544**

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

2,627 Sq. Ft & Imps Highbridge Plat 16 Lot 31 Blk J, Assmt \$257,600 Lib 10563 F1 375 and assessed to DIANE A PELL and , also known as 6111 GRENFELL LOO, BOWIE MD 20720, Tax Account No. 14-1635606 on the Tax Roll of the Director of Finance.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129347 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

vs. Plaintiff

JAMES WINSTON SMITH II  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 3002995, LAUREL 10TH ELECTION DISTRICT; (STR FR 111375 2 EF 96) 3.69 ACRES ASSMT \$46,900 MAP 002 GRID C3 PAR 148 LIB 11571 FL 467; ADDRESS BROOKLYN BRIDGE RD LAUREL 20707.

Defendants

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

**Civil Action No. CAE 17-39023**

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

Prince George's County, described as follows: Tax Account No 3002995, LAUREL 10TH ELECTION DISTRICT; (STR FR 111375 2 EF 96) 3.69 ACRES ASSMT \$46,900 MAP 002 GRID C3 PAR 148 LIB 11571 FL 467; ADDRESS BROOKLYN BRIDGE RD LAUREL 20707.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129377 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

AUDREY BLACKWELL  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0202572, MARLBORO 3RD ELECTION DISTRICT; PT LOT 1 EQ 3. 6142 AC 3.6100 ACRES NORTH EAST MARLBORO ASSMT \$15,700 LIB 33861 FL358; ADDRESS LARGO RD UPPER MARLBORO.

Defendants

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

**Civil Action No. CAE 17-39024**

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

Prince George's County, described as follows: Tax Account No 0202572, MARLBORO 3RD ELECTION DISTRICT; PT LOT 1 EQ 3. 6142 AC 3.6100 ACRES NORTH EAST MARLBORO ASSMT \$15,700 LIB 33861 FL358; ADDRESS LARGO RD UPPER MARLBORO.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129378 (1-25,2-1,2-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

DEBORAH O. WHITTED  
5026 Fable Street  
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-29181**

Notice is hereby given this 18th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5026 Fable Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of February, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of February, 2018.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129424 (1-25,2-1,2-8)

**LEGALS**

**ORDER OF PUBLICATION**

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

vs. Plaintiff

ROBERT T GAYLOR  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1809102, HYATTSVILLE 16TH ELECTION DISTRICT; 6,875 SQ FT & IMPS HYATTSVILLE HILLS LOT 8 BLK 1 ASSMT \$269,900 LIB 13864 FL 597; ADDRESS 5305 41ST PL HYATTSVILLE 20781.

Plaintiff

vs.

LOCAL BOARD OF TRUSTEES OF THE CHURCH OF GOD AT COLLEGE PARK  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2304855, BERWYN 21ST ELECTION DISTRICT; RESUB OF PT L O T 13 LOTS L M 11,621 SQ FT & IMPS BEWLEY ESTATES ASSMT \$303,800 LIB 00000 FL 000; ADDRESS 8800 48TH AVE COLLEGE PARK 20740.

Defendants

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

**Civil Action No. CAE 17-39027**

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

Prince George's County, described as follows: Tax Account No 2304855, BERWYN 21ST ELECTION DISTRICT; RESUB OF PT L O T 13 LOTS L M 11,621 SQ FT & IMPS BEWLEY ESTATES ASSMT \$303,800 LIB 00000 FL 000; ADDRESS 8800 48TH AVE COLLEGE PARK 20740.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129379 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

vs. Plaintiff

JIMMY BELL  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0242693, MARLBORO 3RD ELECTION DISTRICT; PHASE 5 UNIT 7-12 5,995 SQ FT & IMPS LORDS LANDING VILL ASSMT \$49,800 LIB 34496 FL 391 UNIT 7-12; ADDRESS 13520 LORD STERLING PL UPPER MARLBORO 20772 CONDO UNIT: 7-12.

Defendants

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

**Civil Action No. CAE 17-39026**

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

Prince George's County, described as follows: Tax Account No 0242693, MARLBORO 3RD ELECTION DISTRICT; PHASE 5 UNIT 7-12 5,995 SQ FT & IMPS LORDS LANDING VILL ASSMT \$49,800 LIB 34496 FL 391 UNIT 7-12; ADDRESS 13520 LORD STERLING PL UPPER MARLBORO 20772 CONDO UNIT: 7-12.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129380 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

LOCAL BOARD OF TRUSTEES OF THE CHURCH OF GOD AT COLLEGE PARK  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2304855, BERWYN 21ST ELECTION DISTRICT; RESUB OF PT L O T 13 LOTS L M 11,621 SQ FT & IMPS BEWLEY ESTATES ASSMT \$303,800 LIB 00000 FL 000; ADDRESS 8800 48TH AVE COLLEGE PARK 20740.

Defendants

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

**Civil Action No. CAE 17-39027**

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

Prince George's County, described as follows: Tax Account No 2304855, BERWYN 21ST ELECTION DISTRICT; RESUB OF PT L O T 13 LOTS L M 11,621 SQ FT & IMPS BEWLEY ESTATES ASSMT \$303,800 LIB 00000 FL 000; ADDRESS 8800 48TH AVE COLLEGE PARK 20740.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129381 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

vs. Plaintiff

BENJAMIN ALLEN  
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1985233, SEAT PLEASANT 18TH ELECTION DISTRICT; T-DT S/B 06/22 /04 L19762 F683 8,489 SQ FT & IMPD YORKSHIRE KNOLLS LOT 10 BLK N ASSMT \$181,800 LIB 19762 FL 683; ADDRESS 7201 GIDDINGS DR CAPITOL HEIGHTS 20743.

Defendants

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

**Civil Action No. CAE 17-39028**

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

Prince George's County, described as follows: Tax Account No 1985233, SEAT PLEASANT 18TH ELECTION DISTRICT; T-DT S/B 06/22 /04 L19762 F683 8,489 SQ FT & IMPD YORKSHIRE KNOLLS LOT

**LEGALS**

10 BLK N ASSMT \$181,800 LIB 19762 FL 683; ADDRESS 7201 GIDDINGS DR CAPITOL HEIGHTS 20743.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129382 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

HERITAGE INN & SUITES OF UPPER MARLBORO LLC  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1425867, KENT 13TH ELECTION DISTRICT; 155,070 SQ FT INGLEWOOD LOT 27 ASSMT \$1,085,466 LIB 37803 FL 322; ADDRESS 9401 LOTTSFORD RD UPPER MARLBORO 20774.

Defendants

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

**Civil Action No. CAE 17-39029**

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

Prince George's County, described as follows: Tax Account No 1425867, KENT 13TH ELECTION DISTRICT; 155,070 SQ FT INGLEWOOD LOT 27 ASSMT \$1,085,466 LIB 37803 FL 322; ADDRESS 9401 LOTTSFORD RD UPPER MARLBORO 20774.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129383 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

THE ALFRED V FIDROCKI TRUST DATED APRIL 17, 2007  
Prince George's County, Maryland

AND

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



**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

ESTATE OF HILDA CAPERONES  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0063669, VANSVILLE 1ST ELECTION DISTRICT; 5,040 SQ FT & IMPS BELTSVILLE HEIGHTS BLK HH ASSMT \$212,200 LIB 04249 FL 092; ADDRESS 4643 QUIMBY AVE BELTSVILLE 20705.

Defendants

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

**Civil Action No. CAE 17-39032**

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

Prince George's County, described as follows: Tax Account No 0063669, VANSVILLE 1ST ELECTION DISTRICT; 5,040 SQ FT & IMPS BELTSVILLE HEIGHTS BLK HH ASSMT \$212,200 LIB 04249 FL 092; ADDRESS 4643 QUIMBY AVE BELTSVILLE 20705.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129386 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

JAVIER FANO ESPINOZA  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1101062, LAUREL 10TH ELECTION DISTRICT; 3727 SQ FT & IMPS ANDOVER HEIGHTS CO ASSMT \$146,000 LIB 34023 FL 272 UNIT 6-1; ADDRESS 12936 CLAXTON DR LAUREL 20708 CONDO UNIT: 6-1.

Defendants

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

**Civil Action No. CAE 17-39033**

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

Prince George's County, described as follows: Tax Account No 1101062, LAUREL 10TH ELECTION DISTRICT; 3727 SQ FT & IMPS ANDOVER HEIGHTS CO ASSMT \$146,000 LIB 34023 FL 272 UNIT 6-1; ADDRESS 12936 CLAXTON DR LAUREL 20708 CONDO UNIT: 6-1.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-

tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129387 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

HUBERT GIBSON  
LUVENIA EUNICE GIBSON  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1029586, LAUREL 10TH ELECTION DISTRICT; NEAR MUIRKIRK 21,480 SQ FT ASSMT \$76,700 MAP 014 GRID A2 PAR 063 LIB 01612 FL 267; ADDRESS MUIRKIRK RD BELTSVILLE MD 20705.

Defendants

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

**Civil Action No. CAE 17-39034**

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

Prince George's County, described as follows: Tax Account No 1029586, LAUREL 10TH ELECTION DISTRICT; NEAR MUIRKIRK 21,480 SQ FT ASSMT \$76,700 MAP 014 GRID A2 PAR 063 LIB 01612 FL 267; ADDRESS MUIRKIRK RD BELTSVILLE MD 20705.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129388 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129388 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

EQUITY REAL ESTATE INVESTING FIRM, LLC  
JAG PROPERTY INVESTORS LLC  
JCL FUNDING GROUP LLC  
CHOICE SETTLEMENT GROUP, LLC, TRUSTEE  
JEFFREY LEVIN, TRUSTEE  
JOEL S. ARONSON, TRUSTEE  
Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129390 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129390 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

BROOKS LINCOLN JR  
DARYLENE D BROOKS  
BANK OF AMERICA, NA  
PRLAP, INC., TRUSTEE  
Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129390 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129390 (1-25,2-1,2-8)

**LEGALS**

**ADDRESS1402 ASHEVILLE RD DISTRICT HEIGHTS 20747.**

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129389 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

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

Plaintiff  
vs.

BROWN EYE 42 TRUST  
U.S. BANK TRUST, NA  
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 3488160, BRANDYWINE 11TH ELECTION DISTRICT; 6,000 SQ FT & IMPS HAMPTON SUB PLAT 1 LOT 36 BLK A; ADDRESS 8127 GRAYDEN LN BRANDYWINE 20613.

Defendants

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

**Civil Action No. CAE 17-39036**

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

Prince George's County, described as follows: Tax Account No 3488160, BRANDYWINE 11TH ELECTION DISTRICT; 6,000 SQ FT & IMPS HAMPTON SUB PLAT 1 LOT 36 BLK A; ADDRESS 8127 GRAYDEN LN BRANDYWINE 20613.

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

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129390 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff  
vs.

BROOKS LINCOLN JR  
DARYLENE D BROOKS  
BANK OF AMERICA, NA  
PRLAP, INC., TRUSTEE  
Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129392 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff  
vs.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129392 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff  
vs.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129392 (1-25,2-1,2-8)

**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff  
vs.

CHRISTIAN HOPE MINISTRIES INC  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3331311, VANSVILLE 1ST ELECTION DISTRICT; PT PAR B (NEW PRO-RATED FR EX ACC T 2754414 TRS 200 0) 21,845 SQ FT AMMENDALE BUSINESS ASSMT \$218,400 LIB 14064 FL 746; ADDRESS 6001 AMMENDALE RD BELTSVILLE 20705.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**

**Civil Action No. CAE 17-39040**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 3331311, VANSVILLE 1ST ELECTION DISTRICT; PT PAR B (NEW PRO-RATED FR EX ACC T 2754414 TRS 200 0) 21,845 SQ FT AMMENDALE BUSINESS ASSMT \$218,400 LIB 14064 FL 746; ADDRESS 6001 AMMENDALE RD BELTSVILLE 20705.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129394 (1-25,2-1,2-8)

**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff  
vs.

ISAAC ALEXANDER  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0861435, SURREATTSVILLE 9TH ELECTION DISTRICT; 22,622 SQ FT TWIN-KLING ACRES LOT 11 ASSMT \$76,800 LIB 08972 FL 548; ADDRESS 8602 OLD BRANCH AVE CLINTON 20735.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**

**Civil Action No. CAE 17-39039**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0861435, SURREATTSVILLE 9TH ELECTION DISTRICT; 22,622 SQ FT TWIN-KLING ACRES LOT 11 ASSMT \$76,800 LIB 08972 FL 548; ADDRESS 8602 OLD BRANCH AVE CLINTON 20735.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a

week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129393 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff  
vs.

MARK T ARISUMI  
STEVEN K ARISUMI  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0001453, VANSVILLE 1ST ELECTION DISTRICT; 6,600 SQ FT IMPS SUNNYSIDE LOT 24 BLK E ASSMT \$197,300 LIB 09850 FL 341; ADDRESS 5217 PALCO PL COLLEGE PARK 20740.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**

**Civil Action No. CAE 17-39041**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0001453, VANSVILLE 1ST ELECTION DISTRICT; 6,600 SQ FT IMPS SUNNYSIDE LOT 24 BLK E ASSMT \$197,300 LIB 09850 FL 341; ADDRESS 5217 PALCO PL COLLEGE PARK 20740.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129395 (1-25,2-1,2-8)

**LEGALS**

**NOTICE**

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.  
MONICA BECKHAM  
10116 Campus Way South  
Unit # 202  
Upper Marlboro, MD 20774  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-21423**



**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**

**9421 TREVINO TERR.  
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust dated January 18, 2010 and recorded in Liber 32872, Folio 187 among the Land Records of Prince George's County, MD, with an original principal balance of \$204,023.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 27, 2018 AT 11:21 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 Number 145, in Building 29, in "The Village at Greens of Patuxent", a Condominium, Phase 4A 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 \$18,000 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. 323249-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM)  
FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

129553

(2-8,2-15,2-22)

**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**

**2709 PHELPS AVE.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated January 22, 2007 and recorded in Liber 27644, Folio 246 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,250.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 27, 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 154812-6)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM)  
FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

129554

(2-8,2-15,2-22)

**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**

**12336 QUARTERBACK CT.  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated May 23, 2006 and recorded in Liber 25359, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$316,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 27, 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 \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 107584-2)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM)  
FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

129555

(2-8,2-15,2-22)

# The Prince George's Post

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## LEGALS

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2923 GALESHEAD DRIVE  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Matthew Uzukwu and Eunice Uzukwu, dated July 21, 2008 and recorded in Liber 29964, Folio 664 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$675,502.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 27, 2018 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$85,400.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
Richard J. Rogers, Christianna Kersey, and Michael McKeefery,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

129579 (2-8-2-15,2-22)

McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Subject to Deferred Water & Sewer Facilities Charges  
in the amount of \$480.00, payable on the 1st day of January,  
in each and every year, for 33 years.**

**6406 COSMOS COURT  
GLENN DALE, MARYLAND 20769**

By virtue of the power and authority contained in a Deed of Trust from George Allen Scott, dated February 2, 2007, and recorded in Liber 27290 at folio 680 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 27, 2018  
AT 9:33 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$52,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43438)

**LAURA H.G. O'SULLIVAN, ET AL.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129575 (2-8-2-15,2-22)

## LEGALS

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**910 ROLLINS AVENUE  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Joann W. Garvey, dated January 3, 2008 and recorded in Liber 29707, Folio 428 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$318,366.97, and an original interest rate of 2.230%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 27, 2018 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,300.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

129580 (2-8-2-15,2-22)

## LEGALS

McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**4009 NORCROSS STREET  
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Niya L. Mckie and Sean P. Mckie, dated October 26, 2006, and recorded in Liber 26634 at folio 297 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 27, 2018  
AT 9:32 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-612538)

**LAURA H.G. O'SULLIVAN, ET AL.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

129558 (2-8-2-15,2-22)

## LEGALS

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2734 CRESTWICK PLACE  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Janice Jones, dated December 4, 2015 and recorded in Liber 37790, Folio 648 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$198,831.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 27, 2018 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,200.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

129581 (2-8-2-15,2-22)

## LEGALS

### NOTICE TO CONTRACTORS

- Sealed Proposals, addressed to the **Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774**, for Concrete Curbs and Sidewalks Construction at Various Locations – 2 Contracts, Contract Number 933-H (E), will be received until March 9, 2018, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of Seventy-Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on February 12, 2018, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. **Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.**
- It is the intent of the Prince George's County to make two (2) awards under this contract. The first contract shall cover the Northern part of the County while the second contract shall cover the Southern part of the County. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
15,000	LF	Six Inches Diameter PVC Perforated Underdrain Pipe
7,500	LF	Six Inches Diameter PVC Solid Underdrain Pipe
300	EA	Six Inches Diameter PVC Cleanout Assembly
7,900	SY	Residential and Commercial Driveway Entrances
62,000	LF	Concrete Curb and Gutter
5,000	LF	Concrete Header Curb up to 12 Inch Height
80,000	SF	Concrete Sidewalk
6,000	SF	Concrete Handicap Access Ramps

- Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked **"Concrete Curbs and Sidewalks Construction at Various Locations – 2 Contracts, Contract Number 933-H (E)"**
  - A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on February 23, 2018, at 10:30 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.
  - This project requires 20% MBE subcontracting and 40% of County Based Small Business participation goal.
- By Authority of -  
Rushern L. Baker, III  
County Executive

129609 (2-8-2-15,2-22)



**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**

**1701 TORRANCE AVE.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated April 30, 1999 and recorded in Liber 13067, Folio 714 among the Land Records of Prince George's County, MD, with an original principal balance of \$164,206.00 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

**FEBRUARY 13, 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 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 \$17,000 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. 307852-1)

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

129312 (1-25,2-1,2-8)

**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**

**9001 WIPKEY CT.  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007 and recorded in Liber 27716, Folio 42 among the Land Records of Prince George's County, MD, with an original principal balance of \$556,000.00 and a current interest rate of 3.75%, 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

**FEBRUARY 13, 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 \$65,000 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. 171327-1)

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

129315 (1-25,2-1,2-8)

**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**

**8010 EAST NALLEY RD.  
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated November 4, 2003 and recorded in Liber 22636, Folio 167 among the Land Records of Prince George's County, MD, with an original principal balance of \$60,000.00 and a current interest rate of 6.35%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 13, 2018 AT 11:11 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. 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 \$6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 316078-1)

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

129313 (1-25,2-1,2-8)

**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**

**1677 WILLOWOOD CT.  
A/R/T/A 1677 WILLOWOOD CT.  
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated July 7, 2006 and recorded in Liber 25527, Folio 153 among the Land Records of Prince George's County, MD, with an original principal balance of \$232,750.00 and a current interest rate of 3.75%, 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

**FEBRUARY 13, 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 313862-1)

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

129314 (1-25,2-1,2-8)

**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**

**7701 KIRKLEE CT.  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated November 30, 2006 and recorded in Liber 26898, Folio 132 among the Land Records of Prince George's County, MD, with an original principal balance of \$608,550.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 27, 2018 AT 11:20 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$61,000 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. 125158-1)

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

129552 (2-8,2-15,2-22)

**LEGALS**

**SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARY W GIVENS**

Notice is given that Eugene P Givens, Jr., whose address is 11502 Eastern Red Cedar Avenue, Clinton, MD 20735, was on January 16, 2018 appointed personal representative of the small estate of Mary W Givens, who died on December 8, 2017 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

EUGENE P. GIVENS, JR.  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 108895

129611 (2-8)

*The  
Prince  
George's  
Post  
Newspaper  
Call  
301-627-0900  
or  
Fax  
301-627-6260  
Have  
a  
Very  
Safe  
Weekend*







**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

TIMOTHY F GEPPERT  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0450577, SPAULDING 6TH ELECTION DISTRICT; LOTS 35 36 37 38 09RE-MAIL2/241DA 8,000 SQ FT & IMP'S BRADBURY HEIGHTS BLK 47 ASSMT \$149,834 LIB 00000 FL 000; ADDRESS 4115 SHELL ST CAPITOL HEIGHTS 20743.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-37067**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0450577, SPAULDING 6TH ELECTION DISTRICT; LOTS 35 36 37 38 09RE-MAIL2/241DA 8,000 SQ FT & IMP'S BRADBURY HEIGHTS BLK 47 ASSMT \$149,834 LIB 00000 FL 000; ADDRESS 4115 SHELL ST CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129357 (1-25,2-1,2-8)

**LEGALS**

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

ANTHONY K JETER

SERVE:  
4325 CRELIN PL  
LANHAM MD 20706

AND

HUNTER C. PIEL, ESQ.

SERVE:  
502 WASHINGTON AVENUE,  
SUITE 730  
TOWSON, MD 21204

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4325 CRELIN PL  
LANHAM MD 20706

And

Unknown Owner of the property 4325 CRELIN PL described as follows: Property Tax ID 20-2217479 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:  
JARED M. MCCARTHY,  
COUNTY ATTORNEY  
14741 GOVERNOR ODEN  
BOWIE DRIVE, ROOM 5121  
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-36550**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

8,497,000 Sq.Ft. & Imps. Whitfield Woods Lot 48 Blk E, Assmt \$224,000 Lib 31110 Fl 144 and assessed to ANTHONY K JETER and , also known as 4325 CRELIN PL, LANHAM MD 20706, Tax Account No. 20-2217479 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129340 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

JUAN H HERNANDEZ

SERVE:  
8600 DUNBAR AVE  
LANDOVER MD 20785

AND

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC  
A/K/A MERS

SERVE ON:  
BILL BECKMANN,  
PRESIDENT AND CHIEF  
EXECUTIVE OFFICER  
1818 LIBRARY ST  
RESTON VA 20190

SERVE ON:  
SHARON HORSTKHAMP,  
LEGAL DEPARTMENT  
1818 LIBRARY ST, STE 300  
RESTON VA 20190-6280

AND

THE FEDERAL SAVINGS BANK

SERVE:  
JAVIER UBARRI, PRESIDENT  
300 N. ELIZABETH STREET,  
SUITE 3E  
CHICAGO, IL 60607

AND

KHECHOK LANGCHUNG,  
TRUSTEE

SERVE:  
300 N. ELIZABETH STREET,  
SUITE 3E  
CHICAGO, IL 60607

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

8600 DUNBAR AVE  
LANDOVER MD 20785

And

Unknown Owner of the property 8600 DUNBAR AVE described as follows: Property Tax ID 18-2070282 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:  
JARED M. MCCARTHY,  
COUNTY ATTORNEY  
14741 GOVERNOR ODEN  
BOWIE DRIVE, ROOM 5121  
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-36551**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Lot 6 & Parts of Lot 5 43,592,000 Sq.Ft & Imps Randolph Village Blk 5, Assmt \$229,400 Lib 37740 Fl 297 and assessed to JUAN H HERNANDEZ and , also known as 8600 DUNBAR AVE, LANDOVER MD

20785, Tax Account No. 18-2070282 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129341 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

SPENCER WASHINGTON

SERVE:  
7900 DELLWOOD AVE  
LANHAM MD 20706

AND

AHM SV, INC.  
F/K/A PAINWEBBER  
MORTGAGE FINANCE, INC.

SERVE:  
CSC-LAWYERS  
INCORPORATING SERVICE,  
RESIDENT AGENT

AND

HUGH F. COYLE, TRUSTEE

AND

THOMAS F. IRETON, TRUSTEE

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7900 DELLWOOD AVE  
LANHAM MD 20706

And

Unknown Owner of the property 7900 DELLWOOD AVE described as follows: Property Tax ID 20-2182855 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:  
JARED M. MCCARTHY,  
COUNTY ATTORNEY  
14741 GOVERNOR ODEN  
BOWIE DRIVE, ROOM 5121  
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-36552**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

7,199,000 Sq.Ft. & Imps. Glenarden Woods Lot 1 Blk QUE, Assmt \$205,066 Lib 17426 Fl 192 and assessed to SPENCER WASHINGTON and , also known as 7900 DELLWOOD AVE, LANHAM MD 20706, Tax Account No. 20-2182855 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129342 (1-25,2-1,2-8)

**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

FAMILY SERVICE  
FOUNDATION, INC  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0128256, BLADENSBURG 2ND ELECTION DISTRICT; 7,257 SQ FT IMP'S WOODLAWN LOT 21 BLK 15 ASSMT \$203,866 LIB 31271 FL 255; ADDRESS 6915 DECATUR PL HYATTSVILLE 20784.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-37070**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0128256, BLADENSBURG 2ND ELECTION DISTRICT; 7,257 SQ FT IMP'S WOODLAWN LOT 21 BLK 15 ASSMT \$203,866 LIB 31271 FL 255; ADDRESS 6915 DECATUR PL HYATTSVILLE 20784.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129358 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

TYRA D PEART

SERVE:  
6511 FLANDERS DR  
HYATTSVILLE MD 20783

AND

DALTON A. LAWRENCE

SERVE:  
6511 FLANDERS DR  
HYATTSVILLE MD 20783

AND

STANDARD FEDERAL SAVINGS  
AND LOAN ASSOCIATION

AND

ALLAN LANG, TRUSTEE

AND

RICHARD S. COHEN, TRUSTEE

AND

ASSOCIATS FINANCIAL  
SERVICES COMPANY OF  
MARYLAND, INC.  
N/K/A CITICORP HOME  
MORTGAGE SERVICES, INC.

SERVE ON:  
THE CORPORATION TRUST,  
INC., RESIDENT AGENT  
2405 YORK ROAD, SUITE 201  
LUTHERVILLE-TIMONIUM,  
MD 21093

AND

MARVIN R. LANG, TRUSTEE

AND

JEFFREY E. BROWN, TRUSTEE

AND

ROBERT W. MCDERMOTT,  
TRUSTEE

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

6511 FLANDERS DR  
HYATTSVILLE MD 20783

And

Unknown Owner of the property 6511 FLANDERS DR described as follows: Property Tax ID 17-1949122 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:  
JARED M. MCCARTHY,  
COUNTY ATTORNEY  
14741 GOVERNOR ODEN  
BOWIE DRIVE, ROOM 5121  
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-36555**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

6,797 Sq.Ft & Imps Hampshire Knolls Lot 10 Blk J, Assmt \$193,800 Lib Fl and assessed to TYRA D PEART and DALTON A. LAWRENCE, also known as 6511 FLANDERS DR, HYATTSVILLE MD 20783, Tax Account No. 17-1949122 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129345 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

CHETWOOD REDEVELOPMENT, LLC  
JOSUE PIERRE, TRUSTEE  
M. ANDREE GREEN, TRUSTEE  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 5572634, MARLBORO 3RD ELECTION DISTRICT; 5300 CRAIN LAN D CONDO PHASE EAST UNIT 2 5.555 ACRES 5300 CRAIN LAND CO ASSMT \$1,300,700 LIB 37561 FL 494; ADDRESS 5300 SE CRAIN HWY UNIT 2 UPPER MARLBORO 20772.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-37068**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 5572634, MARLBORO 3RD ELECTION DISTRICT; 5300 CRAIN LAN D CONDO PHASE EAST UNIT 2 5.555 ACRES 5300 CRAIN LAND CO ASSMT \$1,300,700 LIB 37561 FL 494; ADDRESS 5300 SE CRAIN HWY UNIT 2 UPPER MARLBORO 20772.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018,

warning all persons interested in the property to appear in this Court by the



**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff  
vs.

DELTA DELTA DELTA NHC -  
UNIVERSITY OF MARYLAND  
(ALPHA PI CHAPTER) L.L.C.  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2285211, BERWYN 21ST ELECTION DISTRICT; ASHFORD & KELL YS SUB SQ 21 LOTS 4 5 6 7 11,0000 SQ FT COLLEGE PARK BLK B ASSMT \$1,100 LIB 02571 FL 106; ADDRESS COLLEGE AVE COLLEGE PARK.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-37069**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2285211, BERWYN 21ST ELECTION DISTRICT; ASHFORD & KELL YS SUB SQ 21 LOTS 4 5 6 7 11,0000 SQ FT COLLEGE PARK BLK B ASSMT \$1,100 LIB 02571 FL 106; ADDRESS COLLEGE AVE COLLEGE PARK.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129360 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff  
vs.

1501 SOUTHERN LLC  
SFC LLC  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1202688, OXON HILL 12TH ELECTION DISTRICT; MEETING HALL & AUDITORIUM (EX RE MV 7/1/08) 13.08 ACRES & IMPS BYRNE MANOR LOT 1 ASSMT \$916,000 LIB 37728 FL 177; ADDRESS 1501 SOUTHERN AVE OXON HILL 20745.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-39018**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1202688, OXON HILL 12TH ELECTION DISTRICT; MEETING HALL & AUDITORIUM (EX RE MV 7/1/08) 13.08 ACRES & IMPS BYRNE MANOR LOT 1 ASSMT \$916,000 LIB 37728 FL 177; ADDRESS 1501 SOUTHERN AVE OXON HILL 20745.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the

property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129372 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff  
vs.

P1 INC  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1868363, CHILLUM 17TH ELECTION DISTRICT; 6,250 SQ FT & IMPS MOUNT RAINIER-RHOD LOT 4 BLK 3 ASSMT \$210,733 LIB 38275 FL 115; ADDRESS 3817 37TH ST MOUNT RAINIER 20712.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-39019**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1868363, CHILLUM 17TH ELECTION DISTRICT; 6,250 SQ FT & IMPS MOUNT RAINIER-RHOD LOT 4 BLK 3 ASSMT \$210,733 LIB 38275 FL 115; ADDRESS 3817 37TH ST MOUNT RAINIER 20712.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129373 (1-25,2-1,2-8)

**LEGALS**

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff  
vs.

LOUIS HOWELL

SERVE:  
5109 WHEELER RD  
OXON HILL MD 20745

AND

JEANETTE G HOWELL

SERVE:  
5109 WHEELER RD  
OXON HILL MD 20745

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

5109 WHEELER RD  
OXON HILL MD 20745

And

Unknown Owner of the property 5109 WHEELER RD described as follows: Property Tax ID 12-1270412 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129375 (1-25,2-1,2-8)

**LEGALS**

**PRINCE GEORGE'S COUNTY, MARYLAND**

SERVE:  
JARED M. MCCARTHY,  
COUNTY ATTORNEY  
14741 GOVERNOR ODEN  
BOWIE DRIVE, ROOM 5121  
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY**  
**CASE NO.: CAE 17-36556**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Lt 25 Ex 1850 SqFt 32,954 Sq Ft & Imps Barnaby Manor Oaks, Assmt \$205,567.00 Lib 5417 Fl 179 and assessed to LOUIS HOWELL and JEANETTE G HOWELL, also known as 5109 WHEELER RD, OXON HILL MD 20745, Tax Account No. 12-1270412 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129346 (1-25,2-1,2-8)

**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff  
vs.

JOYCE D DUCKETT  
NATIONSTAR MORTGAGE, LLC  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0253641, NOTTINGHAM 4TH ELECTION DISTRICT; PT PAR 2 SUBJ TO AGTX (prf Remov Ed 05) 45.3600 ACRES & IMPS ASSMT \$384,600 MAP 137 GRID B1 PAR 002 LIB 22824; ADDRESS 13308 VAN BRADY RD UPPER MARLBORO 20772.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-39021**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0253641, NOTTINGHAM 4TH ELECTION DISTRICT; PT PAR 2 SUBJ TO AGTX (prf Remov Ed 05) 45.3600 ACRES & IMPS ASSMT \$384,600 MAP 137 GRID B1 PAR 002 LIB 22824; ADDRESS 13308 VAN BRADY RD UPPER MARLBORO 20772.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129375 (1-25,2-1,2-8)

**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff  
vs.

AHMED ALI AHMED  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3488244, BRANDYWINE 11TH ELECTION DISTRICT; 1.140 ACRES & IMPS HAMPTON SUB-PLAT 1 LOT 14 BLK E ASSMT \$236,300 LIB 36195 FL 382; ADDRESS 8118 GRAYDEN LN BRANDYWINE 20613.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-39020**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 3488244, BRANDYWINE 11TH ELECTION DISTRICT; 1.140 ACRES & IMPS HAMPTON SUB-PLAT 1 LOT 14 BLK E ASSMT \$236,300 LIB 36195 FL 382; ADDRESS 8118 GRAYDEN LN BRANDYWINE 20613.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129374 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff  
vs.

EDGAR J JOHNSON

SERVE:  
4305 DONNA ST  
SUITLAND MD 20746

AND

ROSETTA JOHNSON

SERVE:  
4305 DONNA ST  
SUITLAND MD 20746

AND

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
A/K/A FANNIE MAE

SERVE ON:  
TIMOTHY J. MAYOPOULOS,  
PRESIDENT AND CEO  
3900 WISCONSIN AVENUE NW  
WASHINGTON, DC 20016

AND

HOWARD N. BIERMAN, TRUSTEE

SERVE:  
BWW LAW GROUP, LLC  
6003 EXECUTIVE BLVD, STE 101  
ROCKVILLE, MD 20852

AND

JACOB GEESING, TRUSTEE

SERVE:  
BWW LAW GROUP, LLC  
6003 EXECUTIVE BLVD, STE 101  
ROCKVILLE, MD 20852

AND

CARRIE M. WARD, TRUSTEE

SERVE:  
BWW LAW GROUP, LLC  
6003 EXECUTIVE BLVD, STE 101  
ROCKVILLE, MD 20852

AND

PRATIMA LELE, TRUSTEE

**LEGALS**

**ORDER OF PUBLICATION**

JOSHUA COLEMAN, TRUSTEE

SERVE:  
BWW LAW GROUP, LLC  
6003 EXECUTIVE BLVD, STE 101  
ROCKVILLE, MD 20852

AND

RICHARD R. GOLDSMITH, JR., TRUSTEE

SERVE:  
BWW LAW GROUP, LLC  
6003 EXECUTIVE BLVD, STE 101  
ROCKVILLE, MD 20852

AND

LUDEEN MCCARTNEY-GREEN, TRUSTEE

AND

JASON KUTCHER, TRUSTEE

SERVE:  
BWW LAW GROUP, LLC  
6003 EXECUTIVE BLVD, STE 101  
ROCKVILLE, MD 20852

AND

ELIZABETH C. JONES, TRUSTEE

SERVE:  
BWW LAW GROUP, LLC  
6003 EXECUTIVE BLVD, STE 101  
ROCKVILLE, MD 20852

AND

NICHOLAS DERDOCK, TRUSTEE

SERVE:  
BWW LAW GROUP, LLC  
6003 EXECUTIVE BLVD, STE 101  
ROCKVILLE, MD 20852

AND

ANDREW J. BRENNER, TRUSTEE

SERVE:  
BWW LAW GROUP, LLC  
6003 EXECUTIVE BLVD, STE 101  
ROCKVILLE, MD 20852

AND

ANGELA M. DAWKINS, TRUSTEE

SERVE:  
BWW LAW GROUP, LLC  
6003 EXECUTIVE BLVD, STE 101  
ROCKVILLE, MD 20852

AND

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SERVE:  
DR. BEN CARSON, SECRETARY  
451 7TH STREET, SW  
WASHINGTON, DC 20410

SERVE:  
CAROL B. PAYNE,  
FIELD OFFICE DIRECTOR  
CITY CRESCENT BUILDING  
10 S. HOWARD STREET,  
5TH FLOOR  
BALTIMORE, MD 21201

AND

B. GEORGE BALLMAN, TRUSTEE

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4305 DONNA ST  
SUITLAND MD 20746

And

Unknown Owner of the property 4305 DONNA ST described as follows: Property Tax ID 06-0655043 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:  
JARED M. MCCARTHY,  
COUNTY ATTORNEY  
14741 GOVERNOR ODEN  
BOWIE DRIVE, ROOM 5121  
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY**  
**CASE NO.: CAE 17-36553**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

6,825.0000 Sq.Ft & Imps. Skyline-3rd Addn Lot 7 Blk QUE, Assmt \$209,666 Lib 05508 Fl 816 and assessed to EDGAR J JOHNSON and, also known as 4305 DONNA ST, SUITLAND MD 20746, Tax Account No. 06-0655043 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129343 (1-25,2-1,2-8)



**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

MICAH HERNANDEZ  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3815651, BOWIE 14TH ELECTION DISTRICT; 6,250 SQ FT HUNINGTON CITY - LOT 77 BLK 13 ASSMT #57,200 LIB 38049 FL 125; ADDRESS 8908 CHESTNUT AVE BOWIE 20720.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**

**Civil Action No. CAE 17-37059**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 3815651, BOWIE 14TH ELECTION DISTRICT; 6,250 SQ FT HUNINGTON CITY - LOT 77 BLK 13 ASSMT #57,200 LIB 38049 FL 125; ADDRESS 8908 CHESTNUT AVE BOWIE 20720.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129349 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

YIQI WANG

SERVE:  
3537 DUKE ST  
COLLEGE PARK MD 20740

SERVE:  
716 WASHINGTON PLACE, APT 703  
BALTIMORE, MD 21201

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

3537 DUKE ST  
COLLEGE PARK MD 20740

AND

Unknown Owner of the property 3537 DUKE ST described as follows: Property Tax ID 21-2410595 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:  
JARED M. MCCARTHY,  
COUNTY ATTORNEY  
14741 GOVERNOR ODEN  
BOWIE DRIVE, ROOM 5121  
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-36538**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

7,359.0000 Sq.Ft & Imps. College Park Woods Lot 30 Blk A, Assmt #254,833 Lib 38556 Fl 382 and assessed to YIQI WANG and , also

known as 3537 DUKE ST, COLLEGE PARK MD 20740, Tax Account No. 21-2410595 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129332 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

VIRGEN C CASTANEDA  
ALEJANDRINA V. FERRER  
WELLS FARGO BANK, NA  
Secretary Of Housing And Urban And Development  
JOHN BURSON, ESQ, TRUSTEE  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1799147, HYATTSVILLE 16TH ELECTION DISTRICT; 5,000 SQ FT & IMPS QUEENS CHAPEL MANO LOT 6 BLK A ASSMT #165,867 LIB 10105 FL 444; ADDRESS 2909 JAMESTOWN RD HYATTSVILLE 20782.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**

**Civil Action No. CAE 17-37060**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1799147, HYATTSVILLE 16TH ELECTION DISTRICT; 5,000 SQ FT & IMPS QUEENS CHAPEL MANO LOT 6 BLK A ASSMT #165,867 LIB 10105 FL 444; ADDRESS 2909 JAMESTOWN RD HYATTSVILLE 20782.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129350 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

JOHN T LIGON

SERVE:  
6306 SOMERSET RD  
RIVERDALE MD 20737

AND

TRACEY JENNINGS

SERVE:  
6306 SOMERSET RD  
RIVERDALE MD 20737

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

6306 SOMERSET RD  
RIVERDALE MD 20737

**LEGALS**

And

Unknown Owner of the property 6306 SOMERSET RD described as follows: Property Tax ID 19-2140580 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:  
JARED M. MCCARTHY,  
COUNTY ATTORNEY  
14741 GOVERNOR ODEN  
BOWIE DRIVE, ROOM 5121  
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-36539**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Lots 13.14 6,250 SqFt& Imps Riverdale Hills Blk O, Assmt #187,333.00 Lib 36523 Fl 001 and assessed to JOHN T LIGON and , also known as 6306 SOMERSET RD, RIVERDALE MD 20737, Tax Account No. 19-2140580 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129333 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

LI GUO

SERVE:  
5424 TAUSSIG RD  
BLADENSBURG MD 20710

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

5424 TAUSSIG RD  
BLADENSBURG MD 20710

AND

Unknown Owner of the property 5424 TAUSSIG RD described as follows: Property Tax ID 02-0086074 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:  
JARED M. MCCARTHY,  
COUNTY ATTORNEY  
14741 GOVERNOR ODEN  
BOWIE DRIVE, ROOM 5121  
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-36540**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

5,360 SqFt & Imps Washington Suburba Lot 10 Blk H, Assmt #186,200.00 Lib 32949 Fl 429 and assessed to LI GUO and , also known as 5424 TAUSSIG RD, BLADENSBURG MD 20710, Tax Account No. 02-0086074 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date

of sale has expired.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129334 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

CHARLES H OBANION

SERVE:  
8707 NIGHTINGALE DR  
LANHAM MD 20706

AND

THE BANK OF NEW YORK MELLON

SERVE ON:  
THE CORPORATION TRUST,  
INC., RESIDENT AGENT  
2405 YORK ROAD  
SUITE 201  
LUTHERVILLE TIMONIUM MD  
21093-2264

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERS

SERVE ON:  
BILL BECKMANN,  
PRESIDENT AND CHIEF  
EXECUTIVE OFFICER  
1818 LIBRARY ST  
RESTON VA 20190

SERVE ON:  
SHARON HORSTKAMP,  
LEGAL DEPARTMENT  
1818 LIBRARY ST, STE 300  
RESTON VA 20190-6280

AND

SCOTT NADEL, TRUSTEE

SERVE AT:  
LAW OFFICE OF  
JEFFREY NADEL  
4041 POWDER MILL RD, STE 415  
CALVERTON, MD 20705

AND

JEFFREY NADEL, TRUSTEE

SERVE AT:  
4041 POWDER MILL RD, STE 415  
CALVERTON, MD 20705

AND

DANIEL MENCHEL, TRUSTEE

SERVE:  
LAW OFFICE OF  
JEFFREY NADEL  
4041 POWDER MILL RD, STE 415  
CALVERTON, MD 20705

AND

JOHN-PAUL DOUGLAS,  
TRUSTEE

SERVE:  
LAW OFFICE OF  
JEFFREY NADEL  
4041 POWDER MILL RD, STE 415  
CALVERTON, MD 20705

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

8707 NIGHTINGALE DR  
LANHAM MD 20706

AND

Unknown Owner of the property 8707 NIGHTINGALE DR described as follows: Property Tax ID 21-2342533 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:  
JARED M. MCCARTHY,  
COUNTY ATTORNEY  
14741 GOVERNOR ODEN  
BOWIE DRIVE, ROOM 5121  
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-36541**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-

**LEGALS**

erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

12,377 SqFt & Imps Woodlark-harloff A Lot 48 Blk E, Assmt \$244,933.00 Lib 07036 Fl 543 and assessed to CHARLES H OBANION and , also known as 8707 NIGHTINGALE DR, LANHAM MD 20706, Tax Account No. 21-2342533 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129335 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

SALVADOR MENJIVAR

SERVE:  
7102 GREELEY RD  
LANDOVER MD 20785

AND

ANA LUZ MENJIVAR

SERVE:  
7102 GREELEY RD  
LANDOVER MD 20785

AND

JAMES E. DEAL, PRIOR OWNER

AND

WELLS FARGO BANK, NA

SERVE:  
CSC-LAWYERS INCORPORATING SERVICE COMPANY,  
RESIDENT AGENT  
7 ST. PAUL STREET, SUITE 820  
BALTIMORE, MD 21202

AND

JAMES E. CLARKE, TRUSTEE

SERVE:  
ATLANTIC LAW GROUP, LLC  
1602 VILLAGE MARKET BLVD SE, STE 310  
LEESBURG, VA 20175

AND

RENEE DYSON, TRUSTEE

SERVE:  
ATLANTIC LAW GROUP, LLC  
1602 VILLAGE MARKET BLVD SE, STE 310  
LEESBURG, VA 20175

AND

ERIN M. COHEN, TRUSTEE

SERVE:  
ATLANTIC LAW GROUP, LLC  
1602 VILLAGE MARKET BLVD SE, STE 310  
LEESBURG, VA 20175

AND

HUGH J. GREEN, TRUSTEE

SERVE:  
ATLANTIC LAW GROUP, LLC  
1602 VILLAGE MARKET BLVD SE, STE 310  
LEESBURG, VA 20175

AND

PATRICK M.A. DECKER,  
TRUSTEE

SERVE:  
ATLANTIC LAW GROUP, LLC  
1602 VILLAGE MARKET BLVD SE, STE 310  
LEESBURG, VA 20175

AND

BRIAN THOMAS, TRUSTEE

SERVE:  
ATLANTIC LAW GROUP, LLC  
1602 VILLAGE MARKET BLVD SE, STE 310  
LEESBURG, VA 20175

AND



**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

DORA MONTIEL  
JUAN S MONTIEL  
BAYVIEW LOAN SERVICING, LLC  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1881713, CHILLUM 17TH ELECTION DISTRICT; 3,793 SQ FT & IMPS UNIVERSITY GARDENS LOT 30 BLK N ASSMT \$173,233 LIB 0000 FL 000; ADDRESS 7508 WEST PARK DR HYATTSVILLE 20783.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**

**Civil Action No. CAE 17-37061**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1881713, CHILLUM 17TH ELECTION DISTRICT; 3,793 SQ FT & IMPS UNIVERSITY GARDENS LOT 30 BLK N ASSMT \$173,233 LIB 0000 FL 000; ADDRESS 7508 WEST PARK DR HYATTSVILLE 20783.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129351 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

WILLIAM J DIXON SR  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0407908, PISCATAWAY 5TH ELECTION DISTRICT; PLAT TWO 12,811 SQ FT & IMPS TANTALLON SOUTH LOT 3 BLK F ASSMT \$216,933 LIB 05302 FL 527; ADDRESS 814 EAST TANTALLON DR FORT WASHINGTON 20744.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**

**Civil Action No. CAE 17-37062**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0407908, PISCATAWAY 5TH ELECTION DISTRICT; PLAT TWO 12,811 SQ FT & IMPS TANTALLON SOUTH LOT 3 BLK F ASSMT \$216,933 LIB 05302 FL 527; ADDRESS 814 EAST TANTALLON DR FORT WASHINGTON 20744.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and re-

deem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129352 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

DAVID A WHITLEY

SERVE:  
6404 GIFFORD LN  
TEMPLE HILLS MD 20748

And

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

6404 GIFFORD LN  
TEMPLE HILLS MD 20748

And

Unknown Owner of the property 6404 GIFFORD LN described as follows: Property Tax ID 12-1373117 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:  
JARED M. MCCARTHY,  
COUNTY ATTORNEY  
14741 GOVERNOR ODEN  
BOWIE DRIVE, ROOM 5121  
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-36543**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

10,052 Sq.Ft & Imps Brinkley Manor Lot 7 Blk D, Assmt \$214,800 Lib 38020 Fl 546 and assessed to DAVID A WHITLEY and, also known as 6404 GIFFORD LN, TEMPLE HILLS MD 20748, Tax Account No. 12-1373117 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129337 (1-25,2-1,2-8)

**NOTICE**

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees

Plaintiffs

vs.

Joseph Brown

Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**

**CIVIL NO. CAEF 17-14766**

ORDERED, this 16th day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7200 Hawthorne Street, Hyattsville, Maryland 20785 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 16th day of February, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 16th day of February, 2018, next.

The report states the amount of sale to be \$198,880.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD

True Copy—Test:  
Sydney J. Harrison, Clerk  
129370 (1-25,2-1,2-8)

**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

THOMAS S BROOKS JR  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2007367, SEAT PLEASANT 18TH ELECTION DISTRICT; 199 AC PER S URV 8,668 SQ FT & IMPS ASSMT \$219,434 MAP 081 GRID A1 PAR 013 LIB 31626 FL 411; ADDRESS 5618 WALKER MILL RD CAPITOL HEIGHTS 20743.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**

**Civil Action No. CAE 17-37063**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2007367, SEAT PLEASANT 18TH ELECTION DISTRICT; 199 AC PER S URV 8,668 SQ FT & IMPS ASSMT \$219,434 MAP 081 GRID A1 PAR 013 LIB 31626 FL 411; ADDRESS 5618 WALKER MILL RD CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129353 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

ROBERT E STROUP

SERVE:  
5409 OLD TEMPLE HILL RD  
TEMPLE HILLS MD 20748

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

5409 OLD TEMPLE HILL RD  
TEMPLE HILLS MD 20748

AND

Unknown Owner of the property 5409 OLD TEMPLE HILL RD described as follows: Property Tax ID 06-0500850 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:  
JARED M. MCCARTHY,  
COUNTY ATTORNEY  
14741 GOVERNOR ODEN  
BOWIE DRIVE, ROOM 5121  
UPPER MARLBORO, MD 20772

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-36545**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

4th Addn 11,411 SqFt & Imps Norris Pyles Old M Lot 2, Assmt \$199,366 Lib 17826 Fl 123 and assessed to ROBERT E STROUP and, also known as 5409 OLD TEMPLE HILL RD, TEMPLE HILLS MD 20748, Tax Account No. 06-0500850 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129338 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

EQUITY PARTNERS REAL ESTATE INVESTMENTS LLC  
EAGLEBANK  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0568055, SPAULDING 6TH ELECTION DISTRICT; PT OF LOT 43 E Q 0.7470 ACRE TDT/22/08 CAE08-0456 3 32,529 SQ FT & IMPS OLD SUITLAND SUB ASSMT \$183,734 LIB 37797 FL 372; ADDRESS 5100 SUITLAND RD SUITLAND 20746.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**

**Civil Action No. CAE 17-37064**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0568055, SPAULDING 6TH ELECTION DISTRICT; PT OF LOT 43 E Q 0.7470 ACRE TDT/22/08 CAE08-0456 3 32,529 SQ FT & IMPS OLD SUITLAND SUB ASSMT \$183,734 LIB 37797 FL 372; ADDRESS 5100 SUITLAND RD SUITLAND 20746.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129354 (1-25,2-1,2-8)

**NOTICE**

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees

Plaintiffs

vs.

William J. Miller

Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**

**CIVIL NO. CAEF 17-27798**

ORDERED, this 16th day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2199 Matthew Henson Avenue, Hyattsville, Maryland 20785 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 16th day of February, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 16th day of February, 2018, next.

The report states the amount of sale to be \$121,000.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD

True Copy—Test:  
Sydney J. Harrison, Clerk  
129371 (1-25,2-1,2-8)

**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

MILTON CORTEZ  
IGLESIA DE DIOS  
PENTECOSTAL BELEN, INC.  
JOY & MORGAN DEVELOPERS, INC.  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1341437, OXON HILL 12TH ELECTION DISTRICT; PARCEL B 5.7700 ACRES STONEGATE BLK F ASSMT \$19,900 LIB 00000 FL 000; ADDRESS CHERRYFIELD RD FORT WASHINGTON 20744.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**

**Civil Action No. CAE 17-37065**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1341437, OXON HILL 12TH ELECTION DISTRICT; PARCEL B 5.7700 ACRES STONEGATE BLK F ASSMT \$19,900 LIB 00000 FL 000; ADDRESS CHERRYFIELD RD FORT WASHINGTON 20744.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 16th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 9th day of February, 2018, warning all persons interested in the property to appear in this Court by the 20th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129355 (1-25,2-1,2-8)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

DANIEL JOHN LEONE  
ANGELINA M. LEONE  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1809359, HYATTSVILLE 16TH ELECTION DISTRICT; 3.394 SQ FT & IMPS WOOD MANOR LOT 10 BLK B ASSMT \$179,233 LIB 03245 FL 423; ADDRESS 3528 MADISON ST HYATTSVILLE 20782.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**

**Civil Action No. CAE 17-37066**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1809359, HYATTSVILLE 16TH ELECTION DISTRICT; 3.394 SQ FT & IMPS WOOD MANOR LOT 10 BLK B ASSMT \$179,233 LIB 03245 FL 423; ADDRESS 3528 MADISON ST HYATTSVILLE 20782.



**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

TROY DIXON  
CHARNITA DIXON  
BRANCH BANKING AND TRUST COMPANY  
EDWARD P. BARKER, TRUSTEE  
WILLIAM J. ZIEGLER, TRUSTEE  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1733302, MELLWOOD 15TH ELECTION DISTRICT; 2375 SQ FT & IMPS MELWOOD TOWNHOUSE ASSMT \$128,900 LIB 20236 FL 161 UNIT 9610; ADDRESS 9610 MARLBORO PIKE UPPER MARLBORO 20772 CONDO UNIT: 9610.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-37056**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1733302, MELLWOOD 15TH ELECTION DISTRICT; 2375 SQ FT & IMPS MELWOOD TOWNHOUSE ASSMT \$128,900 LIB 20236 FL 161 UNIT 9610; ADDRESS 9610 MARLBORO PIKE UPPER MARLBORO 20772 CONDO UNIT: 9610.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129483 (2-1,2-8,2-15)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

EASTERN DIVERSIFIED PROPERTIES INC  
TOYOTA MOTOR CREDIT CORPORATION  
MARK TARANGO TRUSTEE  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3992757, QUEEN ANNE 7TH ELECTION DISTRICT; 5.57 ACRES WALKER PONTIAC LOT 7 ASSMT \$2,183,600 LIB 37586 FL 642; ADDRESS 2250 NW CRAIN HWY BOWIE 20716.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-37057**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 3992757, QUEEN ANNE 7TH ELECTION DISTRICT; 5.57 ACRES WALKER PONTIAC LOT 7 ASSMT \$2,183,600 LIB 37586 FL 642; ADDRESS 2250 NW CRAIN HWY BOWIE 20716.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper hav-

ing a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129484 (2-1,2-8,2-15)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

TRUSTEES OF THE CHURCH OF GOD AT COLLEGE PARK  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2410249, BERWYN 21ST ELECTION DISTRICT; RESUB OF LOT 3 LOT 1 & HALF LOT 2 13,860 SQ FT & IMPS BEWLEY ESTATES ASSMT \$201,267 LIB 04125 FL 729; ADDRESS 8803 48TH AVE COLLEGE PARK 20740.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-37071**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2410249, BERWYN 21ST ELECTION DISTRICT; RESUB OF LOT 3 LOT 1 & HALF LOT 2 13,860 SQ FT & IMPS BEWLEY ESTATES ASSMT \$201,267 LIB 04125 FL 729; ADDRESS 8803 48TH AVE COLLEGE PARK 20740.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129485 (2-1,2-8,2-15)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

MILTON M CHILDRESS  
LINDA A CHILDRESS  
CITIMORTGAGE INC  
GOVERNMENT PRINTING OFFICE FEDERAL CREDIT UNION  
PAUL J. O'REILLY, TRUSTEE  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0182741, BLADENSBURG 2ND ELECTION DISTRICT; 5,000 SQ FT & IMPS WASHINGTON SUBURBA LOT 11 BLK K ASSMT \$187,066 LIB 06322 FL 268; ADDRESS 5533 VOLTA AVE BLADENSBURG 20710.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-37072**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland,

sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0182741, BLADENSBURG 2ND ELECTION DISTRICT; 5,000 SQ FT & IMPS WASHINGTON SUBURBA LOT 11 BLK K ASSMT \$187,066 LIB 06322 FL 268; ADDRESS 5533 VOLTA AVE BLADENSBURG 20710.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129486 (2-1,2-8,2-15)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

BEEREN AND BARRY INVESTMENTS LLC  
BANK OF GEORGETOWN  
JOHN A MOFFET, JR, TRUSTEE  
JEFF HEDDERLY, TRUSTEE  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2058360, SEAT PLEASANT 18TH ELECTION DISTRICT; LOTS 19 20 & LOT 21 EX 12.03 SQ FT 8,185 SQ FT & IMPS GR CAPITOL HGEIGHTS BLK 6 ASSMT \$140,034 LIB 37475 FL 316; ADDRESS 710 GLACIER AVE CAPITOL HEIGHTS 20743.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-37073**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2058360, SEAT PLEASANT 18TH ELECTION DISTRICT; LOTS 19 20 & LOT 21 EX 12.03 SQ FT 8,185 SQ FT & IMPS GR CAPITOL HGEIGHTS BLK 6 ASSMT \$140,034 LIB 37475 FL 316; ADDRESS 710 GLACIER AVE CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129487 (2-1,2-8,2-15)

**NOTICE**

**IN THE MATTER OF: Kimberly Clarke Williams**

**FOR THE CHANGE OF NAME TO: Kimberly Elizabeth Clarke**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-01751**

A petition has been filed to change the name of Kimberly Clarke Williams to Kimberly Elizabeth Clarke.

The latest day by which an objection to the petition may be filed is February 26, 2018.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George's County, Maryland  
129605 (2-8)

**LEGALS**

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

WILMINGTON TRUST NATIONAL ASSOCIATION  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1068733, LAUREL 10TH ELECTION DISTRICT; 04 EAI-X TRS T -DT S/B 07/01/04 L 19861 F182; 1,500,000 SQ.FT. & IMPS. ASHFORD PLAT 2 LOT 401 ASSMT \$185,100 LIB 38166 FL 430; ADDRESS 15014 WHEATLAND PL LAUREL 20707.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-37074**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1068733, LAUREL 10TH ELECTION DISTRICT; 04 EAI-X TRS T -DT S/B 07/01/04 L 19861 F182; 1,500,000 SQ.FT. & IMPS. ASHFORD PLAT 2 LOT 401 ASSMT \$185,100 LIB 38166 FL 430; ADDRESS 15014 WHEATLAND PL LAUREL 20707.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129488 (2-1,2-8,2-15)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

FORESTVILLE, MARYLAND, CONGREGATION OF JEHOVAH'S WITNESSES, INC  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0449058, SPAUDLING 6TH ELECTION DISTRICT; NEAR ALMS HOUS E 1.4800 ACRES & IMPS ASSMT \$712,500 MAP 082 GRID A2 PAR 102 LIB 06253 FL 858; ADDRESS 8009 DARCY RD DISTRICT HEIGHTS 20747.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-37075**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0449058, SPAUDLING 6TH ELECTION DISTRICT; NEAR ALMS HOUS E 1.4800 ACRES & IMPS ASSMT \$712,500 MAP 082 GRID A2 PAR 102 LIB 06253 FL 858; ADDRESS 8009 DARCY RD DISTRICT HEIGHTS 20747.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince

**LEGALS**

George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129489 (2-1,2-8,2-15)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

ESTATE OF ELIZABETH PHELPS QUILL  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1104926, LAUREL 10TH ELECTION DISTRICT; 5569 SQ FT & IMPS LOT 10 BLK 28 ASSMT \$152,600 LIB 00000 FL 000; ADDRESS 503 5TH ST LAUREL 20707.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-39055**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1104926, LAUREL 10TH ELECTION DISTRICT; 5569 SQ FT & IMPS LOT 10 BLK 28 ASSMT \$152,600 LIB 00000 FL 000; ADDRESS 503 5TH ST LAUREL 20707.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
129490 (2-1,2-8,2-15)

**ORDER OF PUBLICATION**

FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

4904 LEROY GORHAM DR LLC  
RAINMAN CAPITAL LLC  
BRENDON M SHEPHARD ESQ, TRUSTEE  
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2010866, SEAT PLEASANT 18TH ELECTION DISTRICT; 5,369 SQ FT & IMPS CHAPEL OAKS LOT 26 & BLK O ASSMT \$91,834 LIB 37603 FL 366; ADDRESS 4904 LEROY GORHAM DR CAPITOL HEIGHTS 20743.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division**  
**Civil Action No. CAE 17-39056**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2010866,

SEAT PLEASANT 18TH ELECTION DISTRICT; 5,369 SQ FT & IMPS CHAPEL OAKS LOT 26 & BLK O ASSMT \$91,834 LIB 37603 FL 366; ADDRESS 4904 LEROY GORHAM DR CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3



**LEGALS**

**NOTICE**

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

G. STRATTON NASH  
CARLA S. NASH  
16002 Pennsbury Drive  
Bowie, MD 20716

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-26149**

Notice is hereby given this 29th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16002 Pennsbury Drive, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$281,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129563 (2-8,2-15,2-22)

**NOTICE**

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

BARBARA A. BANKS  
5503 Karen Elaine Drive  
Unit 1121  
New Carrollton, MD 20784

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-12485**

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5503 Karen Elaine Drive, Unit 1121, New Carrollton, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$49,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129586 (2-8,2-15,2-22)

**NOTICE**

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

ANGELA SINGLETARY  
THELMA G. SINGLETARY  
9311 Small Drive  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-41478**

Notice is hereby given this 31st day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9311 Small Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$218,120.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129585 (2-8,2-15,2-22)

**NOTICE**

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

MICHAEL D. BEAL  
15314 Norwalk Court  
Bowie, MD 20716

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-20151**

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15314 Norwalk Court, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$172,520.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129587 (2-8,2-15,2-22)

**NOTICE**

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

FERDINAND H. DORIS  
JOHNNIE M. DORIS  
6801 Damsel Court  
Greenbelt, MD 20770

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-20138**

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6801 Damsel Court, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$243,800.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129588 (2-8,2-15,2-22)

**NOTICE**

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

DELORES JOHNSON  
5006 Silver Hill Road  
Suitland, MD 20746

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-22444**

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5006 Silver Hill Road, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$211,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129590 (2-8,2-15,2-22)

**LEGALS**

**NOTICE**

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

DORIS GIBBS  
6802 Burch Hill Road  
Brandywine, MD 20613

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-20094**

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6802 Burch Hill Road, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$325,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129589 (2-8,2-15,2-22)

**NOTICE**

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees

Plaintiffs

vs.

Robert M. Hines, SR.  
Defendant

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND**

**CIVIL NO. CAEF 14-34310**

ORDERED, this 1st day of February, 2018, by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4516 Nathala 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 1st day of March, 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 1st day of March, 2018, next.

The report states the amount of sale to be \$205,200.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129592 (2-8,2-15,2-22)

**LEGALS**

KENTLAND AUTO  
733 Landover Road  
Landover, MD 20785  
(301) 773-7785

**MECHANIC'S LIEN SALE**

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell at public auction for storage, repairs, and other lawful charges:

2011 CADILLAC 4 DOOR  
VIN#: 1G6KH5E36BU102127

1966 FORD MUSTANG 2 DOOR  
VIN #: 6T07T197100

2000 CADILLAC 4 DOOR  
VIN #: 1G6KS54Y9YU257472

1967 FORD FAIRLANE 2 DOOR  
VIN #: 7K480188569

1940 HUDSON 4 DOOR  
VIN #: 445840

2010 FORD TCG 2 DOOR  
VIN #: NM0L56BN2AT023151

1971 MUSTANG 2 DOOR  
VIN #: 1T01F123684

Kentland Auto will offer for sale at public auction at 733 Landover Road, Landover, MD on Saturday, February 24, 2018, at 10:00 A.M.

Terms of Sale—CASH ONLY.  
Lienor reserves the right to bid.

129574 (2-8,2-15)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
HOWARD LEON WYNN

Notice is given that Wanda L. Harrison, whose address is 3423 Glenn Drive, Suitland, MD 20746, was on January 16, 2018 appointed Personal Representative of the estate of Howard Leon Wynn who died on December 18, 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 16th day of July, 2018.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

WANDA L. HARRISON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 108886  
129415 (1-25,2-1,2-8)

**NOTICE**

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

SADIE M. EPPS  
CARRINGTON L. EPPS, JR.  
3304 Heidi Lane  
Springdale, MD 20774  
IRTA Landover, MD 20774

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-29238**

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3304 Heidi Lane, Springdale, MD 20774, IRTA Landover, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$201,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129591 (2-8,2-15,2-22)

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**LEGALS**

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CHARLES NATHANIEL  
TAYLOR JR

Notice is given that Angelo Taylor, whose address is 12625 Wrightwood Court, Upper Marlboro, MD 20772, was on January 16, 2018 appointed Personal Representative of the estate of Charles Nathaniel Taylor Jr, who died on December 19, 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 16th day of July, 2018.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ANGELO TAYLOR  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 108894  
129417 (1-25,2-1,2-8)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOHN MILWAIN COLEMAN

Notice is given that William I Coleman, whose address is 17307 Cental Ave, Upper Marlboro, MD 20774, was on January 31, 2018 appointed Personal Representative of the estate of John Milwain Coleman who died on December 8, 2017 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of July, 2018.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

WILLIAM I COLEMAN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 108920  
129597 (2-8,2-15,2-22)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JULIANA TRIMMER

Notice is given that Joseph Trimmer, whose address is 8417 Church Lane, Bowie, MD 20720, was on January 16, 2018 appointed Personal Representative of the estate of Juliana Trimmer who died on December 5, 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 16th day of July, 2018.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

JOSEPH TRIMMER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 108674  
129414 (1-25,2-1,2-8)

**LEGALS**

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CATHERINE B BUIE

Notice is given that William Buie, whose address is 13001 Bressler Way, Upper Marlboro, MD 20772, was on January 29, 2018 appointed Personal Representative of the estate of Catherine B Buie who died on December 14, 2017 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of July, 2018.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

WILLIAM BUIE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 108754  
129596 (2-8,2-15,2-22)

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