



The Prince George's Post

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LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ROBERT K. LEE
11707 Tradewind Terrace
Laurel, MD 20708

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 16-39102

Notice is hereby given this 4th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11707 Tradewind Terrace, 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 4th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$327,795.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130218 (4-12,4-19,4-26)

ORDER OF PUBLICATION

Stearns Bank FBO Tax
Certificate Consultants, Inc.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093

Plaintiff

vs.

Shirley Wingfield

2416 FORT DRIVE

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

2416 Fort Dr, Suitland, MD 21746, 6th (Sixth) Election District, described as follows: 8,793.0000 Sq.ft & Imps. Crosier Gardens- B Lot 14 Blk B Assmt \$164,667 Lib 04549 Fl 469

In the Circuit Court for Prince George's County, Maryland In Equity
Case Number: CAE 18-07809

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 2416 Fort Dr, Suitland, MD 21746 in the 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:

8,793.0000 Sq.ft & Imps. Crosier Gardens- B Lot 14 Blk B Assmt \$164,667 Lib 04549 Fl 469

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

It is thereupon this 9th day of April, 2018 by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of June, 2018, and redeem the property 2416 Fort Dr, Suitland, MD 21746 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's 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
130244 (4-19,4-26,5-3)

Announcement

Notice of Election

The City of District Heights, Maryland will hold an election for the purpose of electing a Mayor and two Commissioners, one from each, Ward I and Ward II.

The election will take place on:
Monday May 07, 2018
Polls Open: 10am to 8pm
E. Michael Roll Municipal Building-Gymnasium
2000 Marbury Drive
District Heights, MD 20747

The following candidates have been certified to run for office in the City of District Heights:

Mayor At-Large
Jack C. Sims - incumbent
Eddie L. Martin

Commissioner-Ward I
Anthony Tilghman

Commissioner-Ward II
Harryette Y. Irving - incumbent
Oscar L. Broadie, Jr.

130247 (4-19,4-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

TABITHA L. COLEY
12909 Gladys Retreat Circle
Bowie, MD 20720

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-31786

Notice is hereby given this 4th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12909 Gladys Retreat Circle, 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 4th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$244,977.48.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130219 (4-12,4-19,4-26)

ORDER OF PUBLICATION

Stearns Bank FBO Tax
Certificate Consultants, Inc.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093

Plaintiff

vs.

Edward D. Hintze
Susan M. Hintze

2625 HIGBEE ROAD

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

2625 Higbee Rd, Hyattsville, MD 20783, 21st (Twenty-First) Election District, described as follows: 6,801.0000 Sq.Ft & Imps. Buck Lodge Lot 6 Blk H Assmt \$177,800 Lib 16284 Fl 305

In the Circuit Court for Prince George's County, Maryland In Equity
Case Number: CAE 18-07810

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 2625 Higbee Rd, Hyattsville, MD 20783 in the 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:

6,801.0000 Sq.Ft & Imps. Buck Lodge Lot 6 Blk H Assmt \$177,800 Lib 16284 Fl 305

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

It is thereupon this 9th day of April, 2018 by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of June, 2018, and redeem the property 2625 Higbee Rd, Hyattsville, MD 20783 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's 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
130245 (4-19,4-26,5-3)

LEGALS

NOTICE

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

Plaintiffs

vs.

Alexis Pasteur Trustee of the Pasteur Trust, Reginald Pasteur Successor trustee of the Pasteur Trust, Reginald L Pasteur and Katrice L Pasteur

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 17-21455

ORDERED, this 2nd day of April, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4308 Ridgcrest Drive, Suitland, Maryland 20746 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 2nd day of May, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of May, 2018, next.

The report states the amount of sale to be \$145,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130171 (4-12,4-19,4-26)

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.

Jasmine Patricia Ramsay

AND

Geoffrey Palmore Ramsay
14902 Jensford Court
Bowie, MD 20721

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 16-10547

Notice is hereby given this 6th day of April, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of May, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 7th day of May, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$730,839.41. The property sold herein is known as 14902 Jensford Court, Bowie, MD 20721.

SYDNEY J. HARRISON
Clerk of the Circuit Court Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130232 (4-12,4-19,4-26)

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.

Edward O'Neal Thompson

AND
Janel M. Thompson
7801 Klovdstad Drive
Fort Washington, MD 20744

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-13246

Notice is hereby given this 10th day of April, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of May, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 10th day of May, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$414,000.00. The property sold herein is known as 7801 Klovdstad Drive, Fort Washington, MD 20744.

SYDNEY J. HARRISON
Clerk of the Circuit Court Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130246 (4-19,4-26,5-3)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

MARIE HARVEY
4476 Blue Heron Way
Unit# 4476
Bladensburg, MD 20710

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-16756

Notice is hereby given this 4th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4476 Blue Heron Way, Unit# 4476, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$102,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130220 (4-12,4-19,4-26)

L. Paul Jackson
Shipley & Horne, P.A.
1101 Mercantile Lane, Suite 240
Largo, MD 20774
301-925-1800

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GAYLORD V. MCKOY

Notice is given that Vivian M. Gilliam, whose address is 9925 Worell Avenue, Glenn Dale, MD 20769, was on March 26, 2018 appointed Personal Representative of the estate of Gaylord V. McKoy who died on March 3, 2018 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of September, 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.

VIVIAN M. GILLIAM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 109617
130154 (4-5,4-12,4-19)

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.

Regina Latham
12715 Old Chapel Road
Bowie, MD 20720

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-00087

Notice is hereby given this 4th day of April, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of May, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 4th day of May, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$258,400.00. The property sold herein is known as 12715 Old Chapel Road, Bowie, MD 20720.

SYDNEY J. HARRISON
Clerk of the Circuit Court Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130231 (4-12,4-19,4-26)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

MOTIR SERVICES
INCORPORATED

and

DAVID A SHAMES
DBA GREENBRANCH
FINANCIAL

and

PPSS LLC

and

WILLIAM LANNING, TRUSTEE

and

BRIAN HOLT, TRUSTEE

and

R. CALVERT STEUART, TRUSTEE

and

DAVID A SHAMES

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 5408 Woodacre Rd., Suitland, MD 20746
Account Number: 06 0488197
Description: 2004 Eai-x Trs t-dt S/b 05/21/04 119458 F571 21,407.0000 Sq.Ft. Map 089 Grid A2 Par 114
Assmt: \$46,700
Liber/Folio: 19458/571
Assessed To: Motir Services Incorporated

Property Address: 7220 Livingston Rd., Fort Washington, MD 20744
Account Number: 12 1293448
Description: (Admin # 19800) 18.0700 Acres Map 105 Grid B2 Par 049
Assmt: \$375,700
Liber/Folio: 17153/084
Assessed To: CRET Restoration, Inc.

In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-04353

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: 5408 Woodacre Rd., Suitland, MD 20746
Account Number: 06 0488197
Description: 2004 Eai-x Trs t-dt S/b 05/21/04 119458 F571 21,407.0000 Sq.Ft. Map 089 Grid A2 Par 114
Assmt: \$46,700
Liber/Folio: 19458/571
Assessed To: Motir Services Incorporated

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 26th day of March, 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 20th day of April, 2018, warning all persons interested in the said properties to be and appear in this Court by the 29th day of May, 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
130107 (4-5,4-12,4-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

MARY A. FAULCON
2604 Timbercrest Drive
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 16-25243

Notice is hereby given this 23rd day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2604 Timbercrest Drive, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of April, 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 23rd day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$291,400.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130109 (4-5,4-12,4-19)

ORDER OF PUBLICATION

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

Plaintiff

vs.

CRET RESTORATION, INC. T/A
CRET CONSTRUCTION, INC.

and

M. EVELYN JONES

and

ROSALYN E JONES, TRUSTEE

and

ERIC B JONES, TRUSTEE

and

MICHAEL J WALSH

LEGALS

ORDER OF PUBLICATION

Stearns Bank FBO Tax
Certificate Consultants, Inc.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093

Plaintiff

v.

Raymond T. Whittington
Lillian Whittington

108 IROQUOIS WAY

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

108 Iroquois Way, Forest Heights, Maryland 20745, Twelfth (12th) Election District, described as follows: All that lot of land and imps., 7,500.0000 Sq.Ft. & Imps. Forest Heights Lot 29 Blk O.

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

Case Number: CAE 18-04346

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 108 Iroquois Way, Forest Heights, Maryland 20745 in the 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:

All that lot of land and imps., 7,500.0000 Sq.Ft. & Imps. Forest Heights Lot 29 Blk O.

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

It is thereupon this 2nd day of April, 2018 by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of June, 2018, and redeem the property 108 Iroquois Way, Forest Heights, Maryland 20745 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's 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
130172 (4-12,4-19,4-26)

ORDER OF PUBLICATION

Stearns Bank FBO Tax
Certificate Consultants, Inc.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093

Plaintiff

v.

Daryl Haile
Chiquina Haile

2431 SHADYSIDE AVENUE

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

2431 Shadyside Avenue, Suitland, Maryland 20746, Sixth (6th) Election District, described as follows: All that lot of land and imps., 7,108.0000 Sq.Ft. & Imps. Bradburt Park Lot 6 Blk K.

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

Case Number: CAE 18-04347

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 2431 Shadyside Avenue, Suitland, Maryland 20746 in the 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:

All that lot of land and imps., 7,108.0000 Sq.Ft. & Imps. Bradburt Park Lot 6 Blk K.

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 2nd day of April, 2018 by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of June,

2018, and redeem the property 2431 Shadyside Avenue, Suitland, Maryland 20746 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's 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
130173 (4-12,4-19,4-26)

Shanta Ramson, Esquire
Ramson & Associates, LLC
4705 Sandy Spring Road
Burtonsville, MD 20866
301-438-1111

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ADEDIRE OLANREWAJU OS-OSANYA

Notice is given that Oluwaseyi Ayodele, whose address is 1702 Mallard Court, Upper Marlboro, MD 20772, was on March 30, 2018 appointed Personal Representative of the estate of Adedire Olanrewaju Ososanya, who died on December 17, 2015 without a will. There was a prior small estate proceeding

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 30th day of September, 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.

OLUWASEYI AYODELE
AKA ASHAYE
Personal Representative

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

Estate No. 104733
130235 (4-12,4-19,4-26)

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Section 4-406 of the Alcoholic Beverage Article a Protest against the 2018 – 2019 Renewal of the Class D, Beer License for t/a Pop's Seafood has been filed. A Protest Public Hearing will be held for the following licensed establishment.

t/a Pop's Seafood
Class D, Beer License
Pop's Seafood, Inc.
7437 Annapolis Road
Landover Hills, 20784
Miguel Canales, President

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Special Entertainment Permit pursuant to Section 26-1103 of the Alcoholic Beverage Article of the Annotated Code of Maryland:

t/a El Tejano Bar and Grill
Leo Andres, Inc.
Class B, Beer, Wine and Liquor
6847 New Hampshire Avenue
Takoma Park, 20912

And

Los Antojitos Mexican Grill
Vany, Inc.
Class B, Beer and Wine
9123 Riggs Road
Adelphi, 20783

A Public Hearing will be held on:

May 9, 2018
7:00 p.m.
9200 Basil Court
Room 410
Largo, Maryland 20774

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)

Attest:
Kelly Markomanolakis
Administrative Assistant
March 16, 2018

130248 (4-19,4-26)

ORDER OF PUBLICATION

Stearns Bank FBO Tax
Certificate Consultants, Inc.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093

Plaintiff

v.

Rida N. Azer, M.D., P.A.,
Employees Pension Plan

Rida N. Azer, M.D., P.A.,
Employees Pension Plan

5211 LANSING DRIVE

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

5211 Lansing Drive, Temple Hills, Maryland 20748, Ninth (9th) Election District, described as follows: All that lot of land and imps., 9,159.0000 Sw.Ft. & Imps. Westchester Lot 3 Blk P.

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

Case Number: CAE 18-04348

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 5211 Lansing Drive, Temple Hills, Maryland 20748 in the 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:

All that lot of land and imps., 9,159.0000 Sw.Ft. & Imps. Westchester Lot 3 Blk P.

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

It is thereupon this 2nd day of April, 2018 by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of June, 2018, and redeem the property 5211 Lansing Drive, Temple Hills, Maryland 20748 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's 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
130174 (4-12,4-19,4-26)

ORDER OF PUBLICATION

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

Plaintiff

v.

C RON TROTMAN
AKA CHARLES RON TROTMAN

and

THELMA L. FULCHER

and

J. VICTOR DICKEY, II

and

NANCY R. MCNEALY, TRUSTEE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 4803 Rhode Island Ave., Hyattsville, MD 20781
Account Number: 16 1798644
Description: Lots 16.17 13,311.0000 Sq.Ft. & Imps. Cottage Square- Rh
Assmt: \$221,100
Liber/Folio: 5128/331
Assessed To: Trotman C Ron

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

Case No.: CAE 18-04349

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: 4803 Rhode Island Ave., Hyattsville, MD 20781
Account Number: 16 1798644
Description: Lots 16.17 13,311.0000 Sq.Ft. & Imps. Cottage Square- Rh

Assmt: \$221,100
Liber/Folio: 5128/331
Assessed To: Trotman C Ron

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 2nd day of April, 2018, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 27th day of April, 2018, warning all persons interested in the said properties to be and appear in this Court by the 5th day of June, 2018, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
130175 (4-12,4-19,4-26)

ORDER OF PUBLICATION

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

Plaintiff

v.

CARL CHEW, JR.

and

THE STATE OF MARYLAND

and

SYDNEY J. HARRISON,
SUCCESSION TRUSTEE

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 8000 Holly Ln., Clinton, MD 20735
Account Number: 09 0910299
Description: Poplar Hill Es Rates Acreage 2.0700 Acres Map 126 Grid A3 Par 095
Assmt: \$94,200
Liber/Folio: 35072/289
Assessed To: Chew Carl Jr.

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

Case No.: CAE 18-07834

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: 8000 Holly Ln., Clinton, MD 20735
Account Number: 09 0910299
Description: Poplar Hill Es Rates Acreage 2.0700 Acres Map 126 Grid A3 Par 095
Assmt: \$94,200
Liber/Folio: 35072/289
Assessed To: Chew Carl Jr.

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 2nd day of April, 2018, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 27th day of April, 2018, warning all persons interested in the said properties to be and appear in this Court by the 5th day of June, 2018, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
130177 (4-12,4-19,4-26)

To Subscribe
Call
The Prince
George's
Post at
301-627-0900

LEGALS

ORDER OF PUBLICATION

ENTERPRISE OFFICE PARK, INC.

Plaintiff

v.

ROOTS OF MANKIND
ROMWOOD SQUARE, LLC

and

SHIRLEY GRANT, Trustee

and

ERIC C. BROWN, Trustee

and

PRINCE GEORGE'S COUNTY, MD

and

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

15201 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 30,046.00 Sq. Ft. & Imps., Sugar Hill Lot 5, Assmt. \$193,100, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237834

Defendants

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

Case No.: CAE 18-08454

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

15201 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 30,046.00 Sq. Ft. & Imps., Sugar Hill Lot 5, Assmt. \$193,100 Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237834.

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 9th day of April, 2018 by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 12th day of June, 2018 and redeem the property known as 15209 Peerless Avenue or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
130241 (4-19,4-26,5-3)

ORDER OF PUBLICATION

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

Plaintiff

v.

GREGORY WILSON

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 1211 Kings Grant Ct., Upper Marlboro, MD 20774
Account Number: 13 1518117
Description: 20,038.0000 Sq.Ft. Northampton Kings Lot 1 Blk A
Assmt: \$56,600
Liber/Folio: 29243/608
Assessed To: Wilson Gregory

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

Case No.: CAE 18-06754

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: 1211 Kings Grant Ct., Upper Marlboro, MD 20774
Account Number: 13 1518117
Description: 20,038.0000 Sq.Ft. Northampton Kings Lot 1 Blk A
Assmt: \$56,600
Liber/Folio: 29243/608
Assessed To: Wilson Gregory

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 2nd day of April, 2018, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 27th day of April, 2018, warning all persons interested in the said properties to be and appear in this Court by the 5th day of June, 2018, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
130176 (4-12,4-19,4-26)

NOTICE

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

Plaintiffs

vs.

Anisha D. Graves

Defendant

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

CIVIL NO. CAEF 17-36964

ORDERED, this 3rd day of April, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8903 Grandhaven Avenue, 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 3rd day of May, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 3rd day of May, 2018, next.

The report states the amount of sale to be \$156,310.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
130216 (4-12,4-19,4-26)

NOTICE

Laura H.G. O'Sullivan, et al.,<

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**8605 DANGERFIELD PLACE
 CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Bruce E. Dennis, dated October 25, 2004 and recorded in Liber 20900, Folio 749 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$250,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 1, 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 \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

130210 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**12314 QUINTETTE LANE
 BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Zenobia Twitty, dated November 14, 2016 and recorded in Liber 39190, Folio 1 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$364,917.00, and an original interest rate of 3.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 8, 2018 AT 11:00 AM**.

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

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$38,300.00 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

130265 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**6134 BRANDYHALL COURT
 FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Regional Strother, dated December 16, 2009 and recorded in Liber 31360, Folio 219, and re-recorded at Liber 39426, Folio 567 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$135,531.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 8, 2018 AT 11:00 AM**.

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

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$13,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

130266 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE IMPROVED REAL ESTATE

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

By virtue of the power and authority contained in a Deed of Trust from Cleveland C Williams, dated August 26, 2005, and recorded in Liber 23573 at folio 412 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 8, 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 \$9,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-601469)

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

130278 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE IMPROVED REAL ESTATE

**9701 OLD ALLENTOWN ROAD
 FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from James W. Barnett and Leslie Barnett, dated January 4, 2012, and recorded in Liber 33259 at folio 377 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 8, 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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602900)

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

130279 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE IMPROVED REAL ESTATE

**14001 DUCKETT ROAD
 BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Michael A. Grossnickle Jr., dated November 26, 2012, and recorded in Liber 34196 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

**MAY 8, 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 \$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 # 17-603669)

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

130280 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6003 SELLNER LANE
 CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Nathaniel Woodard and Lula P. Woodard, dated February 22, 2006 and recorded in Liber 24712, Folio 753 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, and an original interest rate of 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 **APRIL 24, 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 \$54,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

130139 (4-5,4-12,4-19)

NOTICE

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

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

vs. Plaintiffs

Substitute Trustees,
 Plaintiffs

Kevin G. Madden Sr
 Defendant

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 17-33814

ORDERED, this 12th day of April, 2018, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9903 Greenspire Way, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of May, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 14th day of May, 2018, next. The report states the amount of sale to be \$160,000.00.

SYDNEY J. HARRISON
 Clerk of the Circuit Court
 Prince George's County, MD
 True Copy—Test:
 Sydney J. Harrison, Clerk

130288 (4-19,4-26,5-3)

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George's County, MD
 True Copy—Test:
 Sydney J. Harrison, Clerk

130291 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**17311 BROOKMEADOW LANE
 UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Mervyn P. Lacey and Tinya E. Lacey, dated March 15, 2004 and recorded in Liber 19492, Folio 63 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$50,640.50, and an original interest rate of 11.800%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 24, 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 \$7,400.00 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.

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

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

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

130140 (4-5,4-12,4-19)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs. Plaintiffs

ANNA MAE HESS
 4320 Newton Street
 Brentwood, MD 20722
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 18-00073

Notice is hereby given this 12th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4320 Newton Street, Brentwood, MD 20722, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of May, 2018. The report states the purchase price at the Foreclosure sale to be \$163,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George's County, MD
 True Copy—Test:
 Sydney J. Harrison, Clerk

130292 (4-19,4-26,5-3)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs. Plaintiffs

MARSHA B. CLARKE-EVERETT
 9400 Croom Acres Drive
 Upper Marlboro, MD 20772
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 17-33848

Notice is hereby given this 12th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9400 Croom Acres Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of May, 2018. The report states the purchase price at the Foreclosure sale to be \$315,341.02.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George's County, MD
 True Copy—Test:
 Sydney J. Harrison, Clerk

130293 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2705 LIME STREET
 TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Dustin Davis, dated June 19, 2007 and recorded in Liber 28211, Folio 184 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, and an original interest rate of 3.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 1, 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 \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

130205 (4-12,4-19,4-26)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs. Plaintiffs

BARBARA WARNER
 1836 Metzzerott Road
 Unit T-11
 Adelphi ARTA Hyattsville, MD
 20783
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 17-33841

Notice is hereby given this 12th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1836 Metzzerott Road, Unit T-11, Adelphi ARTA Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of May, 2018. The report states the purchase price at the Foreclosure sale to be \$31,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George's County, MD
 True Copy—Test:
 Sydney J. Harrison, Clerk

130294 (4-19,4-26,5-3)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs. Plaintiffs

MARY HARRIS
 BAROOK HARRIS
 9001 Wipkey Court
 Bowie, MD 20720
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 16-01658

Notice is hereby given this 12th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9001 Wipkey Court, 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 14th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of May, 2018. The report states the purchase price at the Foreclosure sale to be \$728,873.99.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George's County, MD
 True Copy—Test:
 Sydney J. Harrison, Clerk

130295 (4-19,4-26,5-3)

The Prince George's Post
 Your Newspaper of Legal Record
CALL: 301-627-0900
FAX: 301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5901 GLEN ROCK AVENUE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Belinda Sellers, dated September 15, 2008, and recorded in Liber 30045 at folio 421 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 24, 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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-34250)

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
130142 (4-5-4-12,4-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

OTEYLIA D. SMITH
DANIEL L. WHITE
8709 Chestnut Avenue
Bowie, MD 20720

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-06317

Notice is hereby given this 23rd day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8709 Chestnut Avenue, 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 23rd day of April, 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 23rd day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$212,800.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130113 (4-5-4-12,4-19)

NOTICE

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

Plaintiffs

vs.

James N. Sides
Defendant

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

CIVIL NO. CAEF 17-27823

ORDERED, this 3rd day of April, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11417 Bayard Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 3rd day of May, 2018, next.

The report states the amount of sale to be \$267,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130215 (4-12,4-19,4-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

CLARENCE H. FELTON
MONICA J. FELTON
2755 Sweetwater Court
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-26202

Notice is hereby given this 23rd day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2755 Sweetwater Court, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of April, 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 23rd day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$175,400.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130114 (4-5-4-12,4-19)

NOTICE

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

Plaintiffs

vs.

Estate of Hans Joseph Jones
Defendant

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

CIVIL NO. CAEF 14-23376

ORDERED, this 26th day of March, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8911 Town Centre Circle #101, Largo, 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 April, 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 April, 2018, next.

The report states the amount of sale to be \$116,900.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130118 (4-5-4-12,4-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

814 NARROWLEAF DRIVE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Garth J. Roach and Bernadette T. Roach, dated December 13, 2007, and recorded in Liber 29204 at folio 335 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 24, 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 \$39,000.00 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 # 15-615163)

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
130143 (4-5-4-12,4-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

GERARD DUPREE
JENNIFER DUPREE
7111 Dewdrop Way
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-31875

Notice is hereby given this 23rd day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7111 Dewdrop Way, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of April, 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 23rd day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$180,390.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130115 (4-5-4-12,4-19)

NOTICE

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

Plaintiffs

vs.

Angela Monteiro
Defendant

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

CIVIL NO. CAEF 17-22480

ORDERED, this 26th day of March, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12059 Hallandale Ter, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of April, 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 April, 2018, next.

The report states the amount of sale to be \$152,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130119 (4-5-4-12,4-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ERIC S. HENDERSON
LISA G. HENDERSON
1814 Palmetto Drive
Bowie, MD 20721

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-21413

Notice is hereby given this 23rd day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1814 Palmetto Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of April, 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 23rd day of April, 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
130116 (4-5-4-12,4-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

GENARA ROMERO
MARIA N. ROMERO
11350 Cherry Hill Road, #101
Beltsville, MD 20705

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-24115

Notice is hereby given this 12th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11350 Cherry Hill Road, #101, 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 14th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$88,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130296 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

12336 QUIET OWL LANE
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Tony Tucker and Regina Tucker, dated February 20, 2008, and recorded in Liber 29428 at folio 405 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 24, 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 5.625% 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 # 14-609677)

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
130144 (4-5-4-12,4-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

EBONY MONTGOMERY
EVELYN MONTGOMERY
KIZZY MONTGOMERY
7213 East Ridge Drive
Hyattsville, MD 20785

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-12547

Notice is hereby given this 23rd day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7213 East Ridge Drive, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of April, 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 23rd day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$166,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130117 (4-5-4-12,4-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

GLADYS CLAYTON
4845 Eastern Lane
Suitland, MD 20746

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-22475

Notice is hereby given this 23rd day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4845 Eastern Lane, 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 23rd day of April, 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 23rd day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$181,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130112 (4-5-4-12,4-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

TINA WIMBUSH
15517 Brandywine Road
IRTA 15515 Brandywine Road
Brandywine, MD 20613

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 15-16673

Notice is hereby given this 27th day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15517 Brandywine Road, IRTA 15515 Brandywine 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 27th day of April, 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 27th day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$110,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130150 (4-5-4-12,4-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

DEWAYNE GRAHAM
15508 Main Boulevard
Accokeek, MD 20607

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-31850

Notice is hereby given this 23rd day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15508 Main Boulevard, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of April, 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 23rd day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$208,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
130111 (4-5-4-12,4-19)

LEGALS

THE LAW OFFICES OF JOHN E. REID, PLLC
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, D.C. 20015

File No. PG14-RDS-6091

AMENDED ORDER OF PUBLICATION

Redevelopment Solutions, LLC,
vs.
Plaintiff

United Property Holdings, LLC, a Virginia limited liability company registered in Maryland as “UPH, LLC”, WashingtonFirst Bank, successor by merger to Millennium Bank, N.A., Joseph P. Corish, Leo S. Fisher, Prince George’s County, Maryland, and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in District 18 of Prince George’s County, known as: 5834 North Holly Springs Drive, Capitol Heights, MD 20743 and described as 2,286,000 Sq. Ft. & Imps. The villas of Holly Springs with account number 18-2753903 on the Tax Roll of the Director of Finance, Defendants.

In the Circuit Court for Prince George’s County, Maryland
Civil Action No. CAE 16-00045
TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding. The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 26th day of March, 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 general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 20th day of April, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 29th day of May, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:
Sydney J. Harrison, Clerk
130103 (4-5,4-12,4-19)

ORDER OF PUBLICATION

James and James, LLC
vs.
Plaintiff
Kettering Crossing, LLC, et al.
Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 18-04361

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff’s request for an Order of Publication, it is this 26th day of March, 2018, hereby ORDERED, by the Circuit Court for Prince George’s County, Maryland, that the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George’s County, Maryland, in accordance with § 14-840 of the Tax-Property Article of the Annotated code of Maryland, on or before the 20th day of April, 2018, warning all persons interested in the property to appear in this Court by the 29th day of May, 2018, and redeem the Property know as Parcel F, Block 16, Kettering and Account Number 13 1484625 and answer the Complaint or thereafter a final judgment will be entered foreclosing all right of redemption in the property and vesting in the Plaintiff 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
130102 (4-5,4-12,4-19)

ORDER OF PUBLICATION

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

vs.

HAZEL REED
and
DAVID REED
and
CALVIN REED
and
BARBARA JEAN DUNN
and
THE ESTATE OF PERSONAL REPRESENTATIVE, AND KNOWN AND UNKNOWN HEIRS AND ASSIGNS ANNIE LUCKETT

and
WILMER REED
and
VIOLA AMANDA ROBINSON

and
THE STATE OF MARYLAND

and
PRINCE GEORGE’S COUNTY, MARYLAND

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

Property Address: 18159 Horsehead Rd., Brandywine, MD 20613
Account Number: 08 0841346
Description: 3.2600 Acres Map 172 Grid F2 Par 007
Asmt: \$86,334
Liber/Folio: 5226/219
Assessed To: Reed Hazel Etal

Property Address: 5408 Branchville Rd., College Park, MD 20740
Account Number: 21 2293207
Description: Lots 38,39,40 (town Annex 06) 30,000,000 Sq.Ft. & Imps. Branchville Height
Asmt: \$731,600
Liber/Folio: 27301/412
Assessed To: SCAD LLC

Property Address: 5408 Branchville Rd., College Park, MD 20740
Account Number: 21 2293207
Description: Lots 38,39,40 (town Annex 06) 30,000,000 Sq.Ft. & Imps. Branchville Height
Asmt: \$731,600
Liber/Folio: 27301/412
Assessed To: SCAD LLC

Property Address: 18159 Horsehead Rd., Brandywine, MD 20613
Account Number: 08 0841346
Description: 3.2600 Acres Map 172 Grid F2 Par 007
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Liber/Folio: 5226/219
Assessed To: Reed Hazel Etal

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Assessed To: Reed Hazel Etal

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Assessed To: Reed Hazel Etal

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Description: 3.2600 Acres Map 172 Grid F2 Par 007
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Liber/Folio: 5226/219
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Assessed To: Reed Hazel Etal

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Asmt: \$86,334
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Asmt: \$86,334
Liber/Folio: 5226/219
Assessed To: Reed Hazel Etal

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Liber/Folio: 5226/219
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Liber/Folio: 5226/219
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Property Address: 18159 Horsehead Rd., Brandywine, MD 20613
Account Number: 08 0841346
Description: 3.2600 Acres Map 172 Grid F2 Par 007
Asmt: \$86,334
Liber/Folio: 5226/219
Assessed To: Reed Hazel Etal

LEGALS

ORDER OF PUBLICATION

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

vs.

SCAD LLC
and
PNC BANK, NATIONAL ASSOCIATION FKA NATIONAL CITY BANK
and
JOEL DALSON, TRUSTEE
and
PRINCE GEORGE’S COUNTY, MARYLAND

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

Property Address: 5408 Branchville Rd., College Park, MD 20740
Account Number: 21 2293207
Description: Lots 38,39,40 (town Annex 06) 30,000,000 Sq.Ft. & Imps. Branchville Height
Asmt: \$731,600
Liber/Folio: 27301/412
Assessed To: SCAD LLC

Property Address: 5408 Branchville Rd., College Park, MD 20740
Account Number: 21 2293207
Description: Lots 38,39,40 (town Annex 06) 30,000,000 Sq.Ft. & Imps. Branchville Height
Asmt: \$731,600
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Liber/Folio: 27301/412
Assessed To: SCAD LLC

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Account Number: 21 2293207
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Asmt: \$731,600
Liber/Folio: 27301/412
Assessed To: SCAD LLC

27,850.0000 Sq.Ft. & Imps. Hynesboro Park Blk 16
Asmt: \$369,600
Liber/Folio: 28499/22
Assessed To: Lanham Church of God Inc.

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

It is thereupon this 26th day of March, 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 20th day of April, 2018, warning all persons interested in the said properties to be and appear in this Court by the 29th day of May, 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
130106 (4-5,4-12,4-19)

ORDER OF PUBLICATION

ENTERPRISE OFFICE PARK, INC.
vs.
Plaintiff

ROOTS OF MANKIND
ROMWOOD SQUARE, LLC
and
SHIRLEY GRANT, Trustee

and
ERIC C. BROWN, Trustee

and
PRINCE GEORGE’S COUNTY, MD

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

15202 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 50,465.00 Sq. Ft. & Imps., Sugar Hill Lot 7, Asmt. \$194,900, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237859

15202 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 50,465.00 Sq. Ft. & Imps., Sugar Hill Lot 7, Asmt. \$194,900, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237859

15202 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 50,465.00 Sq. Ft. & Imps., Sugar Hill Lot 7, Asmt. \$194,900, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237859

15202 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 50,46

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9808 47TH PLACE, APT 305
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Robert Seward, dated March 29, 2013 and recorded in Liber 35161, Folio 430 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$143,100.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 1, 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 \$14,300.00 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

130207 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11354 CHERRY HILL ROAD, UNIT 302
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Paquita T. Wiggins, dated April 7, 2004 and recorded in Liber 19566, Folio 694 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on February 22, 2012 in the Land Records of Prince George's County at Liber No. 33381, Folio 38, with an original principal balance of \$108,000.00, 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 **MAY 1, 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 \$8,100.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

130208 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1406 MADISON STREET
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Gerber Ernesto Romero Carranza and Lizbeth A. Lopez, dated December 12, 2013 and recorded in Liber 35519, Folio 617 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,417.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 1, 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

130209 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

3203 STONESBORO ROAD
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Ranjit V. Edwards, dated March 16, 2007, and recorded in Liber 27891 at folio 642 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 1, 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 \$56,000.00 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 # 2013-42372)

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

130212 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7414 LONGBRANCH DRIVE
HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Reginald G Johnson and Cynthia M Johnson, dated April 15, 1999, and recorded in Liber 13003 at folio 001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 1, 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 \$13,000.00 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 5.375% 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 # 15-613096)

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

130213 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

13114 HOLLY CIRCLE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Osborne Michael Reaves, dated May 8, 2006, and recorded in Liber 25406 at folio 716 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 1, 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 \$44,000.00 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 # 16-603487)

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

130222 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5402 INGLEBORO COURT
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Hangelia Scott, dated February 13, 2008 and recorded in Liber 29399, Folio 41 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$243,000.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 24, 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 \$25,400.00 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, 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

130136

(4-5,4-12,4-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7019 CIPRIANO WOODS CT
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Tyrone Thompson, dated May 30, 2008 and recorded in Liber 29809, Folio 012 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$314,622.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 24, 2018 AT 11:00 AM**.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$28,100.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

130138

(4-5,4-12,4-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13202 WILLIAMS DRIVE
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Theodore W. Levy and Delois D. Levy, dated March 22, 2007 and recorded in Liber 27516, Folio 307 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$238,500.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 1, 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

130204

(4-12,4-19,4-26)

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



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

16601 STRATFORD ESTATES
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Fola F Opeaiye and Adenike Adewunmi, dated October 10, 2013, and recorded in Liber 35415 at folio 425 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 24, 2018
AT 9:35 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$53,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-610561)

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

130151

(4-5,4-12,4-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6817 GROVETON DRIVE
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Ira M. Morman and Deborah Morman, dated March 28, 2012, and recorded in Liber 33644 at folio 89 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 24, 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 \$41,000.00 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 # 16-602795)

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

130141

(4-5,4-12,4-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5806 SHOSHONE DRIVE
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Dipo Kalejaiye and Olajumoke S. Kalejaiye, dated March 10, 2006 and recorded in Liber 24909, Folio 496 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 1, 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 \$14,800.00 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

130206 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**9200 EDWARDS WAY, UNIT 1217
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Patricia Bolling, dated August 5, 2008 and recorded in Liber 30752, Folio 350 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$115,500.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 8, 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 \$9,600.00 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

130267 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6209 PRINCESS GARDEN PKWY
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Agnes M. Gaither, and Alisa Kobrinetz Chernack, Esq., Guardian of the Property of Agnes M. Gaither, dated April 18, 2005 and recorded in Liber 22666, Folio 79 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$303,200.00, 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 **MAY 8, 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 \$31,700.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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(410) 825-2900 www.mid-atlanticauctioneers.com

130269 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1709 ARCADIA AVENUE
CAPITAL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Estate of Richard A Knight and Estate of Catherine D Knight, dated April 15, 2009, and recorded in Liber 30690 at folio 549 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 1, 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 # 17-603101)

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

130211 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**4206 LIMEKILN DRIVE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Cassandra L Stoddard, dated August 6, 2007, and recorded in Liber 28577 at folio 565 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 8, 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 \$32,000.00 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 # 16-600739)

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

130281 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**5816 FALKLAND PLACE
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Asja Butler, dated August 5, 2011, and recorded in Liber 32913 at folio 614 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 8, 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 # 16-600116)

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

130285 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5901 GRENFELL LOOP
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Eugene J. Wilson and Muriel P. Carr Wilson, dated May 23, 2007 and recorded in Liber 27948, Folio 025 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$335,000.00, and an original interest rate of 4.163%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 8, 2018 AT 11:00 AM.**

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

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

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

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

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

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130270

(4-19-4-26-5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5761 SUITLAND ROAD
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Kia Everett, dated April 29, 2014 and recorded in Liber 36000, Folio 253 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on July 12, 2016 in the Land Records of Prince George's County at Liber No. 38370, Folio 192, with an original principal balance of \$161,790.00, 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 **MAY 8, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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130271

(4-19-4-26-5-3)

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 **MAY 8, 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 \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
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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 **MAY 8, 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

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(4-19-4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**15704 CHESWICKE LANE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Robin C. Mitchell and Ricky Mitchell, dated September 12, 2006 and recorded in Liber 27208, Folio 616 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$665,500.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 8, 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 \$85,000.00 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

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(4-19-4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4006 LAWRENCE STREET
BRENTWOOD, MD 20722**

Under a power of sale contained in a certain Deed of Trust from Bobby Gene Gibbs and Darlene Gibbs, dated August 23, 2007 and recorded in Liber 28622, Folio 321 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$224,172.59, and an original interest rate of 1.460%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 8, 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

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AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852
Telephone 301-738-7657
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**
Improved by premises known as
4811 Huron Avenue, Suitland, MD 20746

By virtue of the power and authority contained in a Deed of Trust from JOCELYN A. ISOM, dated October 28, 2002 and recorded in Liber 20155 at Folio 290 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MAY 4, 2018
AT 3:00 P.M.

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

ALL THAT PROPERTY SITUATE, IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, DESCRIBED AS: LOT NUMBERED TWELVE (12), IN BLOCK LETTERED "F" IN THE SUBDIVISION KNOWN AS "CROSLER GARDENS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK BB 7 AT PLAT 81.

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.125% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

130276 (4-19,4-26,5-3)

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL REGULAR WORK SESSION
MONDAY, APRIL 2, 2018**

RESOLUTION R-18-15

A RESOLUTION concerning the Approval of data privacy principles and directing the City Administrator or the designee to implement data privacy best practices and report on implementation efforts for the City of Seat Pleasant.

RESOLUTION R-18-16

A RESOLUTION to approve the City of Seat Pleasant's designation of a Municipal Collaboration application and receipt of financing for the MEA and DHCD Sustainable Communities-Community Legacy projects further described in the MEA Empower and Community Legacy application, to be financed either directly by the Maryland Energy Administration, Department of Housing and Community Development of the State of Maryland, or through other departments or agencies of the State of Maryland

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC SESSION
MONDAY, APRIL 9, 2018**

ORDINANCE O-18-08

AN ORDINANCE concerning CHAPTER 67 – Property Maintenance for the purpose of adopting the Minimum Livability Code adopted by the Maryland Department of Housing and Community Development and the 2018 International Property Maintenance Code published by the International Code Council as the property maintenance code for the City of Seat Pleasant, subject to certain modifications to address conditions peculiar to the City of Seat Pleasant; establishing the minimum regulations governing the conditions and maintenance of all property, buildings and structures within the municipal boundaries of the City of Seat Pleasant; providing standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; providing for the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures; providing penalties for violations and for enforcement of the property maintenance code; providing for appeals and judicial review of certain orders or decisions relating to the property maintenance code; providing for the application of such regulations, standards and penalties; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the adoption of a property maintenance code for the City of Seat Pleasant.

ORDINANCE O-18-09

AN ORDINANCE concerning CHAPTER 63-Building Construction for the purpose of repealing and re-enacting Chapter 63 of the City Code.

ORDINANCE O-18-10

AN ORDINANCE for the purpose of enacting a new Chapter 15 of the Code of the City of Seat Pleasant, entitled "Creation and Establishment of The Seat Pleasant Investment Corporation Entity"; providing definitions and terminology associated therewith; providing for the creation, establishment and administration of the Seat Pleasant Investment Corporation; providing for the creation, funding, distribution, and use of the Seat Pleasant Investment Corporation's assets; providing that the title of this Ordinance shall be deemed a fair summary, and generally relating to the Seat Pleasant Investment Corporation.

ORDINANCE O-18-11

AN ORDINANCE for the purpose of enacting a new Chapter 113 of the Code of the City of Seat Pleasant, entitled "Seat Pleasant Economic and Community Development Corporation"; providing definitions and terminology associated therewith; providing for the creation, establishment and administration of the Seat Pleasant Economic and Community Development Cor-

LEGALS

poration; providing for the creation, funding, distribution, and use of the Seat Pleasant Economic and Community Development Corporation's assets; providing that the title of this Ordinance shall be deemed a fair summary, and generally relating to the Seat Pleasant Economic and Community Development Corporation.

Copies of this legislation are available from the Office of the City Clerk at:
City Hall
6301 Addison Road
Seat Pleasant, Maryland 20743-2125

130284 (4-19,4-26)

COUNTY COUNCIL HEARINGS

**COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND**

NOTICE OF PUBLIC HEARINGS

**PRINCE GEORGE'S COUNTY PROPOSED FY 2019
OPERATING BUDGET, SIX-YEAR CAPITAL PROGRAM
(INCLUDING THE CAPITAL IMPROVEMENT BUDGET) AND
THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION
PORTION OF THE COUNTY FY 2019 OPERATING BUDGET,
PROPOSED BUDGET OF THE REDEVELOPMENT AUTHORITY,
REVENUE AUTHORITY OF PRINCE GEORGE'S COUNTY,
AND THE CONSTANT YIELD TAX RATE**

The County Council of Prince George's County, Maryland, hereby gives notice of its intent to hold public hearings to consider the County's proposed operating budget; the six-year capital program (including the capital improvement budget); the Prince George's County Board of Education portion of the County FY 2019 Operating Budget; the proposed current operating budgets of the Redevelopment Authority and Revenue Authority of Prince George's County; and the Constant Yield Tax Rate.

The public hearings will be held on:

TUESDAY, MAY 1, 2018
7:00 P.M.

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

AND

MONDAY, MAY 7, 2018
7:00 P.M.

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

A limited number of budget summaries ("A Budget in Brief") are available upon request from the Office of Management and Budget, Room 3000, County Administration Building, Upper Marlboro, Maryland 20772 (301) 952-3300. In addition, copies of the full budget are available for inspection in the Clerk's Office and at all branches of the Prince George's County Memorial Library System.

Members of the public are invited to express their views concerning the proposed budgets. Persons wishing to testify at the above-mentioned public hearings are requested to telephone the Office of the Clerk of the Council at (301) 952-3600 in order to be placed on the advance speakers' list or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>. Testimony will be limited to three minutes per speaker. There will be no relinquishing of time by one speaker to another, and allotted time periods will be closely followed. Written comments will be accepted in addition to, or in lieu of, oral testimony. E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council. Written comments may be submitted before the hearing to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland, 20772.

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

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

**ATTEST:
Redis C. Floyd
Clerk of the Council**

130282 (4-19,4-26)

COUNTY COUNCIL HEARING

**COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND**

NOTICE OF PUBLIC HEARING

**MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION (M-NCPPC)
PROPOSED FISCAL YEAR 2018-2019 OPERATING AND
CAPITAL BUDGETS AND THE M-NCPPC CAPITAL
IMPROVEMENT PROGRAM FOR FISCAL YEARS 2019-2024**

TUESDAY, APRIL 24, 2018
7:00 P.M.

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

Copies of the proposed budget will be available, upon request, at the Parks and Recreation Administration Building in Riverdale, or the M-NCPPC Public Affairs Office, and the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. In addition, copies will be available for review at all branches of the Prince George's County Memorial Library System and in the office of the Clerk of the County Council. Copies of the County Executive's recommendations will be available in the Office of the Clerk of the Council.

Members of the public are invited to express their views concerning the proposed budget. Persons wishing to testify are requested to telephone the Office of the Clerk of the Council, at (301) 952-3600 in advance or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>. Registration will also be available at the hearing. Speakers will be allowed three minutes each. Written comments may be submitted before the hearing to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland, 20772. E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council.

Those wishing to testify at this hearing, are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, telephone (301) 952-3600 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>. Free parking and shuttle bus service are available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

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

**Attest:
Redis C. Floyd
Clerk of the Council**

130214 (4-12,4-19)

LEGALS**SUMMARY NOTICE OF SALE****PRINCE GEORGE'S COUNTY, MARYLAND**

\$416,755,000*
General Obligation
Consolidated Public Improvement Bonds,
Series 2018A (the "Bonds")

Prince George's County, Maryland, a body corporate and politic (the "County") intends to receive electronic proposals via BiDCOMP/PARITY at the Office of Finance, Suite 3200, 3rd Floor, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 on:

TUESDAY, MAY 1, 2018

until 10:45 a.m., Prevailing Eastern Time, for the purchase of the above-referenced Bonds of the County. The Bonds are dated the date of issuance and bear interest payable on January 15, 2019, and semiannually thereafter on July 15 and January 15, until maturity or earlier redemption. All proposals must be submitted through BiDCOMP/PARITY. Bids will be accepted pursuant to the Notice of Sale for the Bonds.

If no acceptable bids are received on such date, the County will receive proposals for the Bonds on such later day as shall be determined by the County until the Bonds are sold or this Notice is withdrawn by the County. The principal amount of the Bonds is subject to adjustment as further provided in the Notice of Sale. Any such changes will be communicated by the County through BiDCOMP/PARITY (www.i-dealprospectus.com).

In addition, notice of any day, other than Tuesday, May 1, 2018, for receiving proposals for the Bonds will be communicated by the County through BiDCOMP/PARITY (www.i-dealprospectus.com).

The Notice of Sale and the Preliminary Official Statement issued in connection with the sale of the Bonds may be obtained at www.i-dealprospectus.com or from the County's Financial Advisor: Public Advisory Consultants, Inc., 25 Crossroads Drive, Suite 402, Owings Mills, Maryland 21117, (410) 581-4820.

PRINCE GEORGE'S COUNTY, MARYLAND

By Rushern L. Baker, III
County Executive

*Preliminary, subject to change.

130290 (4-19)

COUNTY COUNCIL HEARINGS

**COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND**

NOTICE OF PUBLIC HEARINGS

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

MAY 1, 2018
1:30 P.M.

Notice is hereby given that on Tuesday, May 1, 2018 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-23-2018 - A RESOLUTION CONCERNING THE CREATION OF A FOOD TRUCK HUB AT IVERSON MALL for the purpose of authorizing the creation of a Food Truck Hub at Iverson Mall in the Town of Temple Hills.

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

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

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

**ATTEST:
Redis C. Floyd
Clerk of the Council**

130289 (4-19,4-26)

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 **5/5/2018**.

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

2005 HYUNDAI SANTA FE KM8SC13E25U007220

MCDONALD TOWING
2917 52ND AVENUE
HYATTSVILLE MD 20781
301-864-4133

1999 FORD	F150		1FTRX17W3KNA11235
2002 AUDI	A4	MD	5BT6416 WAULC68E12A271876
2005 SATURN	VUE	MD	3CZ5286 5GZCZ23D55S846017
2008 JEEP	COMMANDER	DC	EW6446 1J8HH48N38C127637
2001 LINCOLN	TOWN AND COUNTRY		1LNHM82WX1Y681855
2001 FORD	ESCAPE	MD	2CN6781 1FMYU04161KF33319
1989 CHEVROLET	1500		MD 97562Z 2GCCE19H7K1156085
2005 INFINITY	G35	MD	9BTD88 JNKC5V1EX5M204177
2015 CHEVROLET	SONIC	MD	9CG1446 1G1JC55G5F4189029
2000 HONDA	ODYSSEY	VA	VAA5229 2HKRL1858YH613499
2005 NISSAN	ALTIMA	MD	7FCB31 1N4AL1ID05C225596

130298 (4-19)

**POSTED NOTICE OF ADOPTION
PROCEEDING AND ORDER TO SHOW CAUSE**

MARTIN FRANCIS WEBB, YOU ARE HEREBY NOTIFIED that an adoption petition is pending before the Superior Court of the District of Columbia concerning the minor child A.W., born on September 19, 2008 to A. O.

YOU ARE HEREBY ORDERED to appear for a Show Cause Hearing scheduled on May 15, 2018, at 10:30 a.m. in Courtroom JM-4 before Judge Yvonne Williams.

130240 (4-19,4-26,5-3)

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

16203 SUMMER DREAM CT.
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated November 14, 2014 and recorded in Liber 36535, Folio 347 among the Land Records of Prince George's County, MD, with an original principal balance of \$393,277.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 8, 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 \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 314835-1)

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

130263 (4-19,4-26,5-3)

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

515 70TH ST.
CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743

By virtue of a Final Order of Judgment in the Circuit Court for Prince George's County, Case No. CAEF16-41928 (Deed of Trust has an original principal balance of \$135,000.00, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 8, 2018 AT 11:14 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in a Deed of Trust dated March 24, 2005 and recorded in Liber 34760, folio 221 among the Land Records of Prince George's County, MD.

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 \$13,000 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 Substitute 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 Substitute 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. Substitute Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 83594-2-B)

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

130264 (4-19,4-26,5-3)

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

1502 PAGEANT CT.
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated January 23, 2017 and recorded in Liber 39224, Folio 422 among the Land Records of Prince George's County, MD, with an original principal balance of \$343,660.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 8, 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 described as follows: Lot No. 7 in Block 24, on a certain plat entitled "Subdivision Plat Pointer Ridge at Collington, Section 7", said plat duly recorded among the plat record of Prince George's County, Maryland, March 21, 1967, as shown in Plat Book WWW 62 at folio 97. The improvements known as, 1502 Pageant Court, Bowie, MD 20716. Tax ID# 07-0704551.

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

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

PLEASE CONSULT WWW.ALEXCOOPER.COM
FOR STATUS OF UPCOMING SALES

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

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

130253 (4-19,4-26,5-3)

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

1901 CLARK PL.
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated January 19, 2007 and recorded in Liber 27226, Folio 590 among the Land Records of Prince George's County, MD, with an original principal balance of \$188,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 8, 2018 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 140525-1)

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

130255 (4-19,4-26,5-3)

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

5601 PARKER HOUSE TERR., UNIT #403
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated December 10, 2007 and recorded in Liber 29360, Folio 526 among the Land Records of Prince George's County, MD, with an original principal balance of \$209,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 8, 2018 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit No. 403 in Fairmont 1001 Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 319311-1)

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

130254 (4-19,4-26,5-3)

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

5511 K ST.
CAPITOL HEIGHTS A/R/T/A FAIRMOUNT HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 31, 1992 and recorded in Liber 8405, Folio 903 among the Land Records of Prince George's County, MD, with an original principal balance of \$81,350.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 8, 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 \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 320893-1)

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

130256 (4-19,4-26,5-3)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM F MCCOWAN
AKA: WILLIAM FRANKLIN MC-
COWAN

Notice is given that William Mc-
Cowan, whose address is 37509 Ma-
hogany Street, Ocean View, DE
19970, was on April 10, 2018 ap-
pointed Personal Representative of
the estate of William F. McCowan
who died on March 31, 2018 with a
will.

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

All persons having any objection
to the appointment (or to the prob-
ate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 10th day of
October, 2018.

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

(1) Six months from the date of the
decedent's death, except if the de-
cedent 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 de-
livers to the creditor a copy of this
published notice or other written no-
tice, notifying the creditor that the
claim will be barred unless the cred-
itor presents the claims within two
months from the mailing or other de-
livery of the notice.

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

WILLIAM MCCOWAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 109820
130297 (4-19,4-26,5-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIRGIL C. WINCHELL

Notice is given that Edward T.
Love, whose address is 4816 Moor-
land Lane, Bethesda, MD 20814, was
on April 12, 2018 appointed Personal
Representative of the estate of Virgil
C. Winchell who died on March 29,
2018 with a will.

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

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

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

(1) Six months from the date of the
decedent's death, except if the de-
cedent 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 de-
livers to the creditor a copy of this
published notice or other written no-
tice, notifying the creditor that the
claim will be barred unless the cred-
itor presents the claims within two
months from the mailing or other de-
livery of the notice.

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

EDWARD T. LOVE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 109820
130301 (4-19,4-26,5-3)

LEGALS

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

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

**5807 JUSTINA DRIVE
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from
Marionette King, dated January 21, 2009, and recorded in Liber 30341 at folio
001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland
upon default and request for sale, the undersigned Substitute Trustees will
offer for sale at public auction at the front of the Duval Wing of the Prince
George's County Courthouse, which bears the address 14735 Main Street,
Upper Marlboro, Maryland 20772, on

**MAY 1, 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 dis-
cretion, for \$41,000.00 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 prop-
erty 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 settle-
ment 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 as-
sumed 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. Pur-
chaser 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 # 15-618218)

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

130238 (4-12,4-19,4-26)

LEGALS

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

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

**6817 FOREST TERRACE
HYATTSVILLE, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from
Tamara I Guest, dated August 6, 2010, and recorded in Liber 32317 at folio
006 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland
upon default and request for sale, the undersigned Substitute Trustees will
offer for sale at public auction at the front of the Duval Wing of the Prince
George's County Courthouse, which bears the address 14735 Main Street,
Upper Marlboro, Maryland 20772, on

**MAY 8, 2018
AT 9:35 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in
such other form as the Substitute Trustees may determine, at their sole dis-
cretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer
is the successful bidder, the deposit requirement is waived. Balance of the
purchase price is to be paid within fifteen (15) days of the final ratification
of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland.
Interest is to be paid on the unpaid purchase price at the rate of 5% per
annum from date of sale to the date the funds are received in the office of
the Substitute Trustees, if the property is purchased by an entity other than
the noteholder and/or servicer. If payment of the balance does not occur
within fifteen days of ratification, the deposit will be forfeited and the prop-
erty 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 settle-
ment 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 as-
sumed 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. Pur-
chaser 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 # 16-600641)

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

130286 (4-19,4-26,5-3)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852
Telephone 301-738-7657
Telecopier 301-424-0124

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

Improved by premises known as

12607 Prestwick Drive, Ft. Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from
CAROL A. GAINES and ROBERT M. GAINES, dated November 19,
2008 and recorded in Liber 30218 at Folio 409 among the land records
of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for
sale, the undersigned trustees will offer for sale at public auction in
front of the Main Street entrance to the Duvall Wing of the Prince
George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, MAY 4, 2018
AT 3:05 P.M.**

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

Lot numbered Six (6) in Block lettered "H" in the subdivision known
as "Plat Two, Section Ten, Block H and Parts of Blocks I and J, Tantallon
on the Potomac", as per plat thereof recorded among the Land Records
of Prince George's County, Maryland in Plat Book WWW 71 at Plat 48.
Being in the 5th Election District.

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

TERMS OF SALE: A deposit of \$22,000.00 in the form of cash, certified
check, or in any other form suitable to the substitute Trustees in their
sole discretion, shall be required at the time of sale. The balance of the
purchase price with interest at 3.75% per annum from the date of sale
to the date of payment will be paid within ten days after the final rati-
fication of the sale.

Adjustments on all taxes, public charges and special or regular assess-
ments will be made as of the date of sale and thereafter assumed by pur-
chaser.

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

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

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

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

130277 (4-19,4-26,5-3)

LEGALS

ENACTED BILLS

**COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND**

**CB-1-2018 - AN ACT CONCERNING LENGTH OF SERVICE
AWARD PROGRAM** for the purpose of clarifying certain benefits
under the Length of Service Award Program for surviving spouses. EN-
ACTED: 3/13/2018; SIGNED: 3/27/2018; EFFECTIVE: 5/14/2018

**CB-7-2018 - AN ACT CONCERNING COMPENSATION OF
ELECTED OFFICIALS** for the purpose of administratively codifying
determinations of the Compensation Review Board, in accordance with
procedures set forth in the Charter and in compliance with State law,
including the Compensation Review Board's recommendations to
amend the compensation of the County Executive and County Council
Members, including the Chair and Vice Chair of the County Council;
making certain references to State law; and generally relating to the com-
pensation of elected officials.
ENACTED: 3/20/2018; SIGNED 4/3/2018; EFFECTIVE: 5/21/2018

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

ATTEST:
Redis C. Floyd
Clerk of the Council

Copies of these documents may be obtained from the Office of the
Clerk of the Council, County Administration Building, Upper Marlboro,
Maryland. Telephone (301) 952 3600 or are available for viewing online
at <https://princegeorgescountymd.legistar.com>

130283 (4-19)

ADVERTISEMENT

**Prince George's County, Maryland Is Committed To Delivering
Excellence In Government Services To Its Citizens. The County Is Seeking
Bids Or Proposals From Businesses Who Share In A "Total Quality" Com-
mitment In The Provision Of Services To Their Customers.**

Sealed Bids And/Or Proposals Will Be Received In The Prince George's
County Office Of Central Services Until The Date And Local Time Indicated
For The Following Solicitations.

Bid/ Proposal #	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S17-060A	Harley- Davidson Motorcycle Maintenance	Pre-Proposal Conference: 4/26/18 @ 10:00 a.m. Closing Date: 5/10/18 @ 3:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (*) are reserved for Minority ven-
dors, certified by Prince George's County, under authority of CB-1-1992.
Double asterisk (**) solicitations contain a provision for subcontracting with
Minority vendors certified by Prince George's County.

The County reserves the right to reject any or all bids or proposals in the
best interest of the County.

Bidding documents containing instructions to bidders and specifications
(excluding construction documents) may be reviewed and/or downloaded
through the County's website www.princegeorgescountymd.gov. Docu-
ments may also be obtained from the Prince George's County Office of Cen-
tral Services, Contract Administration and Procurement Division, 1400
McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD
(301) 925-5167 upon payment of a non-refundable fee, by Check or Money
Order only, made payable to Prince George's County Maryland. Special
ADA accommodations may be made by writing or calling the same office.
—BY AUTHORITY OF—
Rushern L. Baker, III
County Executive

130299 (4-19)

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