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LEGALS

BWW LAW GROUP, LLC
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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated October 24, 2006 and recorded in Liber 26647, Folio 695 among the Land Records of Prince George's County, MD, with an original principal balance of \$312,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 2, 2019 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 320109-1)

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**15706 CHADSEY LANE
BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Estate of Glenn Tyndell, dated February 25, 2010, and recorded in Liber 31502 at folio 332 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 2, 2019
AT 9:32 AM**

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**14205 POLLIN STREET
ACCOKEEK, MARYLAND 20607**

By virtue of the power and authority contained in a Deed of Trust from Charles Wallace and Velma Wallace, dated March 7, 2007, and recorded in Liber 27528 at folio 312 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 2, 2019
AT 9:33 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$49,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-601984)

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

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

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated April 25, 2007 and recorded in Liber 28536, Folio 617 among the Land Records of Prince George's County, MD, with an original principal balance of \$237,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 2, 2019 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 326909-1)

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

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

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

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

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated March 23, 2009 and recorded in Liber 30673, Folio 120 among the Land Records of Prince George's County, MD, with an original principal balance of \$373,244.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 2, 2019 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 169867-1)

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

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

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

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

LEGALS

ORDER OF PUBLICATION

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

vs.

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

AND

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

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

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

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

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

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

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

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

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

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

LULA LATHAN
9312 Ogden Place
Lanham, MD 20706

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-49041

Notice is hereby given this 4th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9312 Ogden Place, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 4th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$300,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133500 (3-14,3-21,3-28)

ORDER OF PUBLICATION

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

vs.

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

AND

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

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

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

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

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

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

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

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

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

NOTICE

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

vs.

Wanda D. Young-Dade
Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 15-08537

ORDERED, this 11th day of March, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1617 Shady Glen Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of April, 2019 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 11th day of April, 2019, next.

The report states the amount of sale to be \$275,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133545 (3-21,3-28,4-4)

LEGALS

ORDER OF PUBLICATION

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

vs.

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

AND

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

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

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

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

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

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

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

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

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

NOTICE

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

vs.

Evelyn S Fabito and
Renato S Fabito
Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 18-32410

ORDERED, this 13th day of March, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3403 Northshire Lane, Bowie, Maryland 20716 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 15th day of April, 2019 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 15th day of April, 2019, next.

The report states the amount of sale to be \$204,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133592 (3-21,3-28,4-4)

NOTICE

IN THE MATTER OF:
Hose Eaddy

FOR THE CHANGE OF NAME TO:
Hosea Jeremiah Eaddy

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-05767

A Petition has been filed to change the name of Hose Eaddy to Hosea Jeremiah Eaddy.

The latest day by which an objection to the Petition may be filed is April 8, 2019.

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

133573 (3-21)

ORDER OF PUBLICATION

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

vs.

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

AND

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

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

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

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

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

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

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

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

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

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,

vs.

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8404 HARDWICK CT, UPPER MARLBORO, MD 20772, Parcel No. 15-1781517

ANY UNKNOWN OWNER OF THE PROPERTY 8404 HARDWICK CT, UPPER MARLBORO, MD 20772 Parcel No. 15-1781517, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest
Defendants.

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 19-02123

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-1781517 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

OUTLOT A 63,609.000 SQ.FT. MARLTON-JESSICAS A BLK EE

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

It is thereupon this 4th day of March 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of May 2019, and redeem the property with Parcel Identification Number 15-1781517 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133486 (3-14,3-21,3-28)

LEGALS

ORDER OF PUBLICATION

SEYED MOSTAFA ABEDIYEH
Plaintiff

vs.

GUNTHER DEVELOPMENT
And

HERBERT A. CALLIHAN and
CHERIE L. KUHN

And

ALLEN D. LORD and SUSAN
LORD
Prince George's County, Maryland

And

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

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

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

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

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

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

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

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

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

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

VESTERIA E. LOWNDES
342 Laurel Avenue
Laurel, MD 20707

Defendant(s)

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

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

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

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

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

ORDER OF PUBLICATION

PORCIER-MILLER, LLC
Plaintiff

vs.

ROSCOE C JOHNSON et al.
Defendants

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

Case No.: CAE 18-50984

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

Property Address: 13106 Martin Road, Brandywine, Maryland 20613
PIN: 04-258202

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

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

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

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

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

NOTICE

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

vs.

Edward A. Smith and
Virginia C. Smith
Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 13-33617

ORDERED, this 11th day of March, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5804 Huntland Road, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on

LEGALS

ORDER OF PUBLICATION

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

PLAINTIFF
V.

SAEID ALLAFAI

SERVE: 4200 EMERSON STREET
HYATTSVILLE, MD 20781

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

AND

CAPITAL PARTNERS GROUP,
LLC

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

AND

POTOMAC CAPITAL PARTNERS,
LLC

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

AND

GARY B. FULLER, TRUSTEE

SERVE: 2740 CHAIN BRIDGE
ROAD
VIENNA, VA. 22181

AND

DOUGLAS E. BYWATER,
TRUSTEE

SERVE: 2740 CHAIN BRIDGE
ROAD
VIENNA, VA. 22181

AND

LANDGREEN GROUP, LLC

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

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

AND

JAMES J. FITZGIBBONS,
TRUSTEE

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

AND

JAY B. GOLDBERG

SERVE: 6175 DEVON DRIVE
COLUMBIA, MD 21044

AND

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

4200 EMERSON STREET
HYATTSVILLE, MD 20781

AND

PRINCE GEORGE'S COUNTY
MARYLAND

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

AND

UNKNOWN OWNERS OF THE
PROPERTY:

4200 EMERSON STREET
HYATTSVILLE, MD 20781

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

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:
CAE 18-49036**

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

All that property in Prince George's
County described as: W 77.19 Ft Of
Lot A2 Deed 06/26/2014 Pend,
6,833.0000 Sq.Ft. & Imps. Furmans
Addn To Hy, Assmt \$335,367, Lib
36074 FL 604, located at 4200 Em-
erson Street, Hyattsville, Maryland
20781, Tax Account No. 16-1789718,
Deed Ref. 36074/604 and assessed to
Capital Partners Group LLC.

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
133487 (3-14,3-21,3-28)

LEGALS

ORDER OF PUBLICATION

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

PLAINTIFF
V.

GARY THORNE, PERSONAL REP-
RESENTATIVE
ESTATE OF LUCILLE THORNE

SERVE: 3001 SHEPHERD STREET
MOUNT RAINIER, MD 20712

AND

PRINCE GEORGE'S COUNTY DE-
PARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

SERVE: 9200 BASIL COURT, STE
500
UPPER MARLBORO, MD 20772

SERVE: DAN A. KOOJOLIAN
9400 PEPPERCORN PLACE
LARGO, MD 20774

AND

JAMES M. LYONS, TRUSTEE

SERVE: 9200 BASIL COURT, STE
500
UPPER MARLBORO, MD 20772

SERVE: 9400 PEPPERCORN
PLACE
LARGO, MD 20774

AND

PREM K. KAPANI, TRUSTEE

SERVE: 9200 BASIL COURT, STE
500
UPPER MARLBORO, MD 20772

SERVE: 9400 PEPPERCORN
PLACE
LARGO, MD 20774

AND

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

3001 SHEPHERD STREET
MOUNT RAINIER MD 20712

AND

PRINCE GEORGE'S COUNTY
MARYLAND

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

AND

UNKNOWN OWNERS OF THE
PROPERTY:

3001 SHEPHERD STREET
MOUNT RAINIER MD 20712

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

Defendants

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

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

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

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

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

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

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

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

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

ORDER OF PUBLICATION

JAMES SCHNEIDER
c/o Michael J. Grady
50 West Montgomery Ave.
Rockville, MD 20850

Plaintiff
vs.

CHARLENE L. CLAY
5907 East Boniwood Turn
Clinton MD 20735-4809

CHASE HOME FINANCE LLC.
c/o The Maryland State Depart-
ment of Assessments and Taxation
301 W Preston St.
Baltimore MD 21201-2390

JP MORGAN CHASE & CO.
270 Park Ave NE
Washington DC 20018

LORI ALCOTT
Trustee for Chase Bank USA,
1777 Reisterstown Rd.
Pikesville, MD 21208

OFFICE OF FINANCE FOR
PRINCE GEORGE'S COUNTY MD
Gail Francis, Director of Finance
14741 Gov. Bowie Dr.
Upper Marlboro MD 20772

ALL PERSONS WHO CLAIM TO
HAVE AN INTEREST IN THE
PROPERTY DESCRIBED HEREIN,
INCLUDING THEIR HEIRS, DE-
VISEES, AND PERSONAL REPRESENTA-
TIVES AND ANY OTHER
HEIRS, DEVISEES, EXECUTORS,
ADMINISTRATORS, GRANTEES,
OR SUCCESSORS IN RIGHT,
TITLE OR INTEREST.

Defendants

**In the Circuit Court
for Prince George's County,
Maryland
Civil Division
CAE 19-05554**

The object of this proceeding is to
secure and foreclose the rights of re-
demption on the following prop-
erty, sold by the Collector of Taxes
for Prince George's County, State of
Maryland to the Plaintiff:

"All Par 4 Su Bj To Agtx-decl On
4.18 Acres Tr6/26/07 N O Ac Tion
Allowed 4.1800 Acres. Assmt \$
95,300.00 Map 167 Grid A1 Par 004
Lib 33517 Fl 065 and assessed to
Clay, Charlene L."

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid;

It is thereupon this 11th day of
March, 2019, by the Circuit Court
for Prince George's County, Mary-
land,

ORDERED; that Notice be given
by the insertion of a copy of this
Order in the Prince George's Post or
any other paper of record in Prince
George's County, Maryland, a
newspaper having general circula-
tion in Prince George's County, once
a week for three (3) consecutive
weeks on or before the 5th day of
April, 2019, warning all persons in-
terested in the property to appear in
this Court by the 14th day of May,
2019, and redeem the property and
answer the Bill of Complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption in the property and vest-
ing in the Plaintiff a title, free and
clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133552 (3-21,3-28,4-4)

ORDER OF PUBLICATION

JEM INVESTMENTS, LLC
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND
21146

PLAINTIFF
V.

JEAN E. MCCONNELL
5900 PONTIAC STREET
COLLEGE PARK, MD 20740

AND

BANKERS TRUST COMPANY
TRUSTEE FOR ADVANTA MORT-
GAGE LOAN TRUST

SERVE: 1761 E. ST. ANDREW
PLACE
SANTA ANA, CA 92705-6009

SERVE: STEPHEN L. NILES, VICE
PRESIDENT
1761 E. ST. ANDREW PLACE
SANTA ANA, CA 92705-6009

AND

ADVANTA MORTGAGE CORP
USA

SERVE: MICHAEL COCO, VICE
PRESIDENT
ONE HORSHAM BUSINESS CEN-
TER
300 WELSH ROAD
HORSHAM, PA 19044

AND

LEGALS

ELIZABETH B. WHITE, TRUSTEE
11921 ROCKVILLE PIKE, 3RD
FLOOR
ROCKVILLE, MD 20852

AND

NANCY P. REGELIN, TRUSTEE
11921 ROCKVILLE PIKE, 3RD
FLOOR
ROCKVILLE, MD 20852

AND

PATRICK M. MARTYN, TRUSTEE
11921 ROCKVILLE PIKE, 3RD
FLOOR
ROCKVILLE, MD 20852

AND

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

5900 PONTIAC STREET
COLLEGE PARK, MD 20740

AND

PRINCE GEORGE'S COUNTY
MARYLAND

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

AND

UNKNOWN OWNERS OF THE
PROPERTY:

5900 PONTIAC STREET
COLLEGE PARK, MD 20740

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

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:
CAE 19-00091**

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

All that property in Prince George's
County described as: 10,600.0000
Sq.Ft. & Imps. Charlton Heights Bk
32, Assmt \$242,833, Lib 02079 FL 190,
located at 5900 Pontiac Street, Col-
lege Park, Maryland 20740, Tax Ac-
count No. 21-2365203, Deed Ref.
02079/190 and assessed to Mc-
connell James A & Jean E.

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

It is thereupon this 11th day of
March, 2019, by the Circuit Court
for Prince George's County:

ORDERED; That notice be given
by the insertion of a copy of this
Order in some newspaper having a
general circulation in Prince Geo-
rge's County once a week for three
(3) successive weeks on or before
the 5th day of April, 2019, warn-
ing all persons interested in the prop-
erty to appear in this Court by the
14th day of May, 2019, and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of re-
demption in the property, and
vesting in the Plaintiff a title,
free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133550 (3-21,3-28,4-4)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

FATIMA A. ALI
MOHAMED MOHAMED
HASSAN ALI
ATTIAT H. MOTAWEH
721 River Mist Drive
Unit 180
National Harbor, MD 20745

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-18673**

Notice is hereby given this 14th
day of March, 2019 by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 721 River Mist
Drive, Unit 180, National Harbor,
MD 20745, made and reported by
the Substitute Trustee, will be RAT-
IFIED AND CONFIRMED, unless
cause to the contrary thereof be
shown on or before the 15th day of
April, 2019, provided a copy of this
NOTICE be inserted in some news-
paper printed in said County, once
in each of three successive weeks
before the 15th day of April, 2019.
The report states the purchase
price at the Foreclosure sale to be
\$478,800.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133585 (3-21,3-28,4-4)

LEGALS

ORDER OF PUBLICATION

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

PLAINTIFF
V.

WALTER ROBINSON, JR.

SERVE: 7410 SERENADE CIRCLE
CLINTON, MD 20735

AND

RESIDENTIAL CREDIT OPPOR-
TUNITIES III MARYLAND, LLC

SERVE: ROBERT HILIMAN, RESI-
DENT AGENT
611 ROCKVILLE PIKE, STE 100
ROCKVILLE, MD 20852

AND

JOHN E. DRSCOLL, III, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE
100
ROCKVILLE, MD 20852

AND

SARA K. TURNER, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE
100
ROCKVILLE, MD 20852

AND

ROBERT A. JONES, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE
100
ROCKVILLE, MD 20852

AND

ERIN M. AUGUST, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE
100
ROCKVILLE, MD 20852

AND

E. EDWARD FARNSWORTH JR.,
TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE
100
ROCKVILLE, MD 20852

AND

DEENA L. REYNOLDS, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE
100
ROCKVILLE, MD 20852

AND

CAROLINE J. MANN, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE
100
ROCKVILLE, MD 20852

AND

ARNOLD HILLMAN, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE
100
ROCKVILLE, MD 20852

AND

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

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated October 13, 2010 and recorded in Liber 32149, Folio 295 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,000.00, default having occurred under the terms thereof, the Sub-Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 2, 2019 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub-Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub-Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub-Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 313325-3)

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

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

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

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-603363)

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

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

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated February 23, 2006 and recorded in Liber 25180, Folio 78 among the Land Records of Prince George's County, MD, with an original principal balance of \$438,750.00, default having occurred under the terms thereof, the Sub-Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 2, 2019 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$44,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub-Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub-Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub-Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 195921-1)

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**9013 HORTON ROAD
LAUREL, MARYLAND 20708**

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

**MARCH 26, 2019
AT 9:34 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602750)

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

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

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated January 20, 2015 and recorded in Liber 36687, Folio 456 among the Land Records of Prince George's County, MD, with an original principal balance of \$151,111.00, default having occurred under the terms thereof, the Sub-Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 2, 2019 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub-Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub-Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub-Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 332191-1)

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**2500 KENT VILLAGE DRIVE #2500
LANDOVER, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Tya Travers, dated August 17, 2009, and recorded in Liber 30959 at folio 349 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

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

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603385)

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

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

ADVERTISE HERE**Contact Brenda Boice at 301-627-0900 or bboice@pgpost.com**

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

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

**3512 52ND AVE.
 HYATTSVILLE, MD 20781**

Under a power of sale contained in a certain Deed of Trust dated November 29, 2006 and recorded in Liber 26874, Folio 223 among the Land Records of Prince George's County, MD, with an original principal balance of \$362,900.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 9, 2019 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 175921-1)

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

133526 (3-21,3-28,4-4)

BWW LAW GROUP, LLC
 6003 Executive Boulevard, Suite 101
 Rockville, MD 20852
 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**2215 CALHOUN ST.
 FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated April 28, 2006 and recorded in Liber 25145, Folio 148 among the Land Records of Prince George's County, MD, with an original principal balance of \$324,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 9, 2019 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 61525-1)

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

133529 (3-21,3-28,4-4)

LEGALS

BWW LAW GROUP, LLC
 6003 Executive Boulevard, Suite 101
 Rockville, MD 20852
 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**9201 NEW HAMPSHIRE AVE., UNIT # B-4
 SILVER SPRING, MD 20903**

Under a power of sale contained in a certain Deed of Trust dated October 1, 2004 and recorded in Liber 21869, Folio 320 among the Land Records of Prince George's County, MD, with an original principal balance of \$63,900.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 9, 2019 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit Numbered B-4, Building One (1), in a condominium known as Presidential Park 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 \$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. 332869-2)

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

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

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

133528 (3-21,3-28,4-4)

BWW LAW GROUP, LLC
 6003 Executive Boulevard, Suite 101
 Rockville, MD 20852
 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**6521 LANDING WAY
 LANDOVER HILLS, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated March 22, 2005 and recorded in Liber 22124, Folio 85 among the Land Records of Prince George's County, MD, with an original principal balance of \$272,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 9, 2019 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 321030-4)

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

133530 (3-21,3-28,4-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY RICH

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

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

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

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

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

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

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

DERRICK RICH
Personal Representative

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

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
vs.
Rochelle T. Branch
Defendant

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

CIVIL NO. CAEF 18-41192

ORDERED, this 27th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property at 3229 Chester Grove Road, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of March, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 27th day of March, 2019, next.

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

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

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.

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

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

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 28th day of March, 2019.

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

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

NOTICE

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

Siziwe Mdlongwa
15817 Palai Turn Road
Bowie, MD 20716
Defendant

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

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 28th day of March, 2019.

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

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

NOTICE

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

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

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

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

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

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

NOTICE

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

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

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

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 28th day of March, 2019.

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

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

NOTICE

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

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

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

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

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

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

NOTICE

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

Sara Dyson
7010 Racetrack Road
Bowie, MD 20715
Defendant

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

Notice is hereby given this 25th day of February, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of March, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 25th day of March, 2019.

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

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEO LAWRENCE THOMAS SR

Notice is given that Dorothy L. Thomas, whose address is 9232 Riggs Road, Adelphi, MD 20783 was on March 12, 2019 appointed Personal Representative of the estate of Leo Lawrence Thomas Sr, who died on November 15, 2018 without a will.

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

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

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

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

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

DOROTHY L THOMAS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 112232
133563 (3-21,3-28,4-4)

LEGALS

NOTICE

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

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

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

Notice is hereby given this 27th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3702 Dianna Road, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of March, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 27th day of March, 2019.

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

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

NOTICE

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

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

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

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4150 Silver Park Terrace, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 28th day of March, 2019.

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

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KIM COLE-DAVIS

Notice is given that Matianna Davis, whose address is 5906 61st Avenue, Riverdale, MD 20737 was on February 22, 2019 appointed Personal Representative of the estate of Kim Cole-Davis, who died on January 19, 2019 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 22nd day of August, 2019.

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

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

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

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

MATIANNA DAVIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 112765
133562 (3-21,3-28,4-4)

NOTICE

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

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

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

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6222 Kolb Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 28th day of March, 2019.

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

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

NOTICE

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

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

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

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3604 Jervis Place, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 28th day of March, 2019.

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

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

Edward T. Love, Esq.
Ortman, Love & Huckabay
4419 East West Highway
Bethesda, MD 20814
301-986-9030

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

NOTICE IS HEREBY GIVEN that the Circuit Court of Fairfax Virginia appointed Edward Paul Becker, whose address is 8709 Parliament Drive, Springfield, VA 22151 as the Executor of the Estate of Donald P. Becker a/k/a Donald Paul Becker who died on December 29, 2018 domiciled in Virginia, USA.

The Maryland resident agent for service of process is Edward T. Love, whose address is 4419 East West Highway, Bethesda, MD 20814.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S COUNTY

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

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

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

EDWARD PAUL BECKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 112873
133561 (3-21,3-28,4-4)

NOTICE

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

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

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-34089**

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5604 Glover Park 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 28th day of March, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 28th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$234,080.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133435 (3-7,3-14,3-21)

NOTICE

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

JANEY WHITBY
ANTOINE WHITBY
4156 Crab Apple Court
Unit #4
Suitland, MD 20746
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-36002**

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4156 Crab Apple Court, Unit #4, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 28th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$200,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133436 (3-7,3-14,3-21)

**STATE OF MICHIGAN
IN THE 25TH CIRCUIT COURT
FOR THE
COUNTY OF MARQUETTE
FAMILY DIVISION**

File No. 18-04714-AY
Hon. Cheryl L. Hill

In the matter of **LEIYONA
TARYN NAOMI FORD**, Adoptee

**NOTICE OF HEARING –
TERMINATION OF PARENTAL
RIGHTS**

TO: DEONTE DIJON FORD
2731 LORRING DRIVE, APT. 202
DISTRICT HEIGHTS, MD 20747

TAKE NOTICE: On APRIL 24, 2019, at 2:00 p.m. (ET), in the Marquette County Probate Courtroom, Ground Floor, Courthouse Annex, 234 W. Baraga Avenue, Marquette, MI 49855, 906-225-8300, before Honorable Cheryl L. Hill, Probate/Family Court Judge, a hearing will be held on a PETITION TO TERMINATE YOUR PARENTAL RIGHTS. The law provides that you should be notified of this hearing. If you fail to appear at this hearing YOUR PARENTAL RIGHTS MAY BE TERMINATED.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4910 WOODLAND BOULEVARD
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Audrick D. Brown, Jr., dated April 10, 2008 and recorded in Liber 29599, Folio 47 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on August 19, 2014 in the Land Records of Prince George's County at Liber No. 36253, Folio 244, with an original principal balance of \$417,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 9, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$41,000.00 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

133509 (3-21,3-28,4-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**9047 CONTINENTAL PLACE
LANDOVER/HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Diane C. Thompson, dated March 12, 2009 and recorded in Liber 30512, Folio 435 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$182,916.52, and an original interest rate of 6.446%, 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 9, 2019 AT 11:00 AM.**

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

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

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

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

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

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

133510 (3-21,3-28,4-4)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

**10507 CEDARWOOD LANE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Gerard Dupree and Jennifer Dupree, dated August 10, 2007, and recorded in Liber 28749 at folio 741 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 9, 2019
AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 5.253% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-601986)

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

133516 (3-21,3-28,4-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3727 PORTAL AVENUE
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Yolanda Rhodes and Yvonne Rhodes-Toy, dated March 1, 2007 and recorded in Liber 27459, Folio 287 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$314,900.00, 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 9, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$49,000.00 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

133511 (3-21,3-28,4-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**14609 BRANDYWINE HEIGHTS ROAD
BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Megan Arrington, dated September 26, 2014, and recorded in Liber 36392 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

**APRIL 9, 2019
AT 9:33 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 18-600834)

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

133517 (3-21,3-28,4-4)

LEGALS

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" Commitment 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
C19-033	HOME HEALTH-HOMEMAKING SERVICE	Pre-Bid Conference: 04/05/19 @ 10:00 a.m. Closing Date: 05/17/2019 @ 3:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (*) are reserved for Minority vendors, 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. Documents may also be obtained from the Prince George's County Office of Central 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—
Angela D. Alsobrooks
County Executive

133603 (3-21)

WANTED: Your Ad Here! Advertise in The Prince George's Post! Call 301-627-0900 Today!

LEGALS

NOTICE

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

vs.

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

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

CIVIL NO. CAEF 18-21839

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

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

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

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

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

FRANKLIN ELVIN LLOYD
LEOCADIE G. LLOYD
16800 Blue Indigo Court
Accokeek, MD 20607
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-28683**

Notice is hereby given this 27th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16800 Blue Indigo Court, 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 27th day of March, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 27th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$349,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133437 (3-7,3-14,3-21)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

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

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

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

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

133508 (3-14,3-21)

NOTICE

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

vs.

Mohammed Hossain and
Sonia Hossain
Defendants

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

CIVIL NO. CAEF 18-12306

ORDERED, this 28th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3800 Thomas Spriggs Road, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of March, 2019, next.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
133442 (3-7,3-14,3-21)

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, LLC
8546 COLTRANE COURT
ELLICOTT CITY, MD 21043

vs.

PEDRO S. RODRIGUEZ
6601 AUBURN AVENUE
RIVERDALE, MD 20737-1618

and

CARLOS A. JIMENEZ
6601 AUBURN AVENUE
RIVERDALE, MD 20737-1618

and

NATIONSTAR MORTGAGE, LLC
SERVE: CSC LAWYERS INCORPORATING SERVICE
7 ST. PAUL STREET, SUITE 820
BALTIMORE, MD 21202

and

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

and

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

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case No: CAE 19-04107**

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

The property described as: N Part Lot 9, Eq 6, 683 Sf, 6,683.000 Sq.Ft., Wildercroft Block C, Assessment \$600, Liber 32706, Folio 478, Tax ID #20-2231611, Auburn Avenue, Lanham, MD 20706 and assessed to Pedro S. Rodriguez.

It is thereupon this 11th day of March, 2019, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of May, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133547 (3-21,3-28,4-4)

Thomas J Schetelich
100 S Charles St, Suite 1401
Baltimore, MD 21201
410-837-2200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROGER D FAULKNER

Notice is given that Randall S Faulkner, whose address is 14564 Edgewoods Way, Glenelg, MD 21737, was on February 12, 2019 appointed Personal Representative of the estate of Roger D Faulkner, who died on January 7, 2019 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 12th day of August, 2019.

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

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

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

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

RANDALL S FAULKNER
Personal Representative

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

Estate No. 112432
133426 (3-7,3-14,3-21)

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, LLC
8546 COLTRANE COURT
ELLICOTT CITY, MD 21043

vs.

PUEBLA CONSTRUCTION, INC.
RUFFINO ANDRES, RESIDENT
AGENT
11405 CROOM ROAD
UPPER MARLBORO, MD 20772-8276

and

BANK OF AMERICA, NA
100 N TRYON STREET
CHARLOTTE, NC 28255

and

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

and

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

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case No: CAE 19-04108**

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

The property described as Part Lot 10 & Pt E Part Lot 27, Eq 1094 Sq. Ft., 1,094.0000 Sq. Ft., Riverdale Park, Block 5, Assessment \$8,700, Liber 13170, Folio 126, Account Number 19-2159838, 6407 Rhode Island Avenue, Riverdale, MD 20737, and assessed to Puebla Construction, Inc.

It is thereupon this 11th day of March, 2019, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of May, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133548 (3-21,3-28,4-4)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

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

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

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6403 Juanita Court, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 28th day of March, 2019.

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

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

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

NOTICE

IN THE MATTER OF:
Maria Larios

FOR THE CHANGE OF
NAME TO:
Maria Mercado Salmeron

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 18-33604**

A Petition has been filed to change the name of Maria Larios to Maria Mercado Salmeron.

The latest day by which an objection to the Petition may be filed is April 8, 2019.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
133570 (3-21)

LEGALS

ORDER OF PUBLICATION

WST REVOCABLE LIVING TRUST
13842 OUTLET DRIVE, #140
SILVER SPRING, MD 20904

vs.

BARBARA L. ANDERSON-
BROWN
FKA: BARBARA L. KELLY
104 LADD CIRCLE
STATESBORO, GA 30458-4268

and

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

and

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

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case No: CAE 19-07061**

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

The property described as Chillum, 17th Election District, Parking Space Unit P-87, 194.0000 Sq. Ft. & Imps. Presidential Tower Assmt \$3,500 Lib 08011 Fl 025 Tax Account Number 17-1936913, 1836 Metzert Road, Hyattsville, MD 20783, and assessed to Barbara L. Kelly.

It is thereupon this 11th day of March, 2019, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of May, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133549 (3-21,3-28,4-4)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

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

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

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

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

133507 (3-14,3-21)

NOTICE

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

vs.

Roberto C Jimenez and
Josefina C Jimenez
Defendants

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

CIVIL NO. CAEF 18-10628

ORDERED, this 27th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5205 Church Road, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of March, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 27th day of March, 2019, next.

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

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

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

LEGALS

NOTICE

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

vs.

William T. Young Jr and
Deborah Young
Defendants

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

CIVIL NO. CAEF 18-20813

ORDERED, this 28th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1312 Forest Lake Court, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of March, 2019, next.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
133440 (3-7,3-14,3-21)

NOTICE

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

vs.

Dawn Jacobs
Defendant

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

CIVIL NO. CAEF 18-17705

ORDERED, this 28th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6004 Westchester Pk Drive Unit 202, College Park, Maryland 20740 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of March, 2019, next.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
133441 (3-7,3-14,3-21)

NOTICE

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

vs.

Mitchell A. Credle and
Denise M. Credle
Defendants

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

CIVIL NO. CAEF 18-41191

ORDERED, this 13th day of March, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12006 Bion Drive, Fort Washington, Maryland 20744 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 15th day of April, 2019 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 15th day of April, 2019, next.

The report states the amount of sale to be \$265,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133593 (3-21,3-28,4-4)

NOTICE

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

vs.

Lorenzo M. Brown
Defendant

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

EQUITY HOLDINGS INTERNATIONAL LLC
WashingtonFirst Bank
WashingtonFirst Bank
WashingtonFirst Bank
Sandy Spring Bank
Jeffrey Levin and Joel S Aronson
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1202 NYE ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2079374

ANY UNKNOWN OWNER OF THE PROPERTY 1202 NYE ST, CAPITOL HEIGHTS, MD 20743 Parcel No. 18-2079374, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-02125

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2079374 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,000.0000 SQ.FT. & IMPS. CHAPEL OAKS LOT 11 BLK E

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

It is thereupon this 11th day of March 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of May 2019, and redeem the property with Parcel Identification Number 18-2079374 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133553 (3-21,3-28,4-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

EQUITY HOLDINGS INTERNATIONAL LLC
WashingtonFirst Bank
WashingtonFirst Bank
WashingtonFirst Bank
Sandy Spring Bank
Jeffrey Levin and Joel S Aronson
Marlow Towers Condominium, Inc.
Marlow Towers Condominium, Inc.
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3831 ST BARNABAS RD, CONDO UNIT: T2, SUTLAND, MD 20746, Parcel No. 06-0415836

ANY UNKNOWN OWNER OF THE PROPERTY 3831 ST BARNABAS RD, CONDO UNIT: T2, SUTLAND, MD 20746 Parcel No. 06-0415836, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-02120

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0415836 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 3831 T 1, 1.693.0000 SQ.FT. & IMPS. MARLOW TOWERS COND

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

It is thereupon this 11th day of March 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of May 2019, and redeem the property with Parcel Identification Number 06-0415836 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133557 (3-21,3-28,4-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

JEAN JACKSON
Aames Funding Corporation
Edward Cohn Et. Al
Holly Hill Condominium
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7322 DONNELL PL CONDO UNIT: 7322 B8, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0526756

ANY UNKNOWN OWNER OF THE PROPERTY 7322 DONNELL PL CONDO UNIT: 7322 B8, DISTRICT HEIGHTS, MD 20747 Parcel No. 06-0526756, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-02126

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0526756 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7322-UNIT B-8, 1.623.0000 SQ.FT. & IMPS. HOLLY HILL CONDO-

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

It is thereupon this 11th day of March 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of May 2019, and redeem the property with Parcel Identification Number 06-0526756 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133554 (3-21,3-28,4-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

GERALDINE C HAGER
Christopher Randolph & Benjamin Knightner
US Bank, NA
US Bank, NA
Carlos Saenz
Holly Hill Condominium
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7310 DONNELL PL, CONDO UNIT: C4, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0526335

ANY UNKNOWN OWNER OF THE PROPERTY 7310 DONNELL PL, CONDO UNIT: C4, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0526335, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-02124

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0526335 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7310 UNIT C-4, 1.669.0000 SQ.FT. & IMPS. HOLLY HILL CONDO-

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

It is thereupon this 11th day of March 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of May 2019, and redeem the property with Parcel Identification Number 06-0526335 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133558 (3-21,3-28,4-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

KAيروس DEVELOPMENT CORP INC
Old Line Bank
James Cornelsen & Christine Rush
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5620 MIDDLETON LN, TEMPLE HILLS, MD 20748, Parcel No. 06-0544544

ANY UNKNOWN OWNER OF THE PROPERTY 5620 MIDDLETON LN, TEMPLE HILLS, MD 20748 Parcel No. 06-0544544, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-02127

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0544544 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

S PT LOT 42 EQ.6670 ACRES. 29,055.0000 SQ.FT. & IMPS. T B MIDDLETON FARM

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

It is thereupon this 11th day of March 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of May 2019, and redeem the property with Parcel Identification Number 06-0544544 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133555 (3-21,3-28,4-4)

NOTICE OF CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

THORNTON MELLON LLC

Plaintiff,

v.

That on the 14th day of February 2019 pursuant to the provisions of Land Use Article, Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, by Resolution No. 19-07, duly adopted, has declared that the 4.1983 acres of land located in Election District No. 7, southeast of the intersection of Mill Branch Road and Crain Highway (US 301), conveyed by Thomas H. Price, III and James J. Fitzgibbons, Trustees by deed recorded in Liber 32315 at Folio 51, for the Reservation of Land for Public Use, as deemed necessary for the proposed widening of US 301 and said Reservation shall continue in full force and effect for one (1) year.

133560 (3-21)

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

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

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

Notice is hereby given this 6th day of March, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of April, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 8th day of April, 2019. The Report of Sale states the amount of the foreclosure sale price to be \$138,000.00. The property sold herein is known as 14239 Jib Street #11, Laurel, MD 20707.

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

True Copy—Test:
Mahasin El Amin, Clerk
133504 (3-14,3-21,3-28)

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees

JANET OGUNJEMILUA
14950 Nashua Lane
Bowie, MD 20716-1006
Defendant(s)

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

Notice is hereby given this 4th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14950 Nashua Lane, Bowie, MD 20716-1006, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 4th day of April, 2019, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 4th day of April, 2019, next. The Report of Sale states the amount of the sale to be Two Hundred Fifty Thousand Eight Hundred Dollars (\$250,800.00).

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

True Copy—Test:
Mahasin El Amin, Clerk
133503 (3-14,3-21,3-28)

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4851 EASTERN LANE
SUTLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Ra-jean Johnson, dated April 14, 2016 and recorded in Liber 38205, Folio 459 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$234,228.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 2, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.
JOHN W. LEWIS, II
14917 Nighthawk Lane
Bowie, MD 20716
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-30675

Notice is hereby given this 4th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14917 Nighthawk Lane, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 4th day of April, 2019. The report states the purchase price at the Foreclosure sale to be \$286,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133497 (3-14,3-21,3-28)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.
KODJO P. ABASSA
4520 Hatties Progress Drive
Bowie, MD 20720
Defendant(s)

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

Notice is hereby given this 6th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4520 Hatties Progress Drive, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of April, 2019. The report states the purchase price at the Foreclosure sale to be \$401,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133502 (3-14,3-21,3-28)

LEGALS

**THE CITY OF SEAT PLEASANT
"A Smart City of Excellence"
PUBLIC HEARING
FISCAL YEAR 2019-2020 BUDGET**

**Monday, April 8, 2019
6:00 P.M.
&
Saturday, April 13, 2019
10:00 A.M.**

City Hall
311 68th Pl.
Seat Pleasant MD 20743

The hearings are open to the public and public testimony is encouraged. Persons with questions regarding this hearing may call the City Clerk at (301) 336-2600 for more information.

133605 (3-21,3-28)

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARING
TUESDAY, MARCH 26, 2019
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, March 26, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearing:

12:30 P.M.

Appointment of the following individual as Director of Central Services for Prince George's County:

Mr. Jonathan R. Butler

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

Attest:
Redis C. Floyd
Clerk of the Council

133596 (3-21)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS
TUESDAY, MARCH 26, 2019
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, March 26, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearing:

12:30 P.M.

Appointment of the following individual as Director of Community Relations for Prince George's County:

Ms. Euniesha Davis

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

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

Attest:
Redis C. Floyd
Clerk of the Council

133597 (3-21)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS
TUESDAY, MARCH 26, 2019
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

11:30 A.M.

Notice is hereby given that on Tuesday, March 26, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-1-2019 (DR-2) - AN ORDINANCE CONCERNING MUNICIPAL CORPORATIONS--MUNICIPAL LEGISLATIVE AUTHORITY--ZONING--FENCES for the purpose of amending the Zoning Ordinance, in accordance with current provisions of the Land Use Article applicable to Prince George's County, allowing a municipal legislative body to enact local ordinances authorizing the erection of fences that exceed height limitations otherwise prescribed by law, provided that such municipal ordinances are approved by the District Council in accordance with State and County law.

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

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

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

ATTEST:
Redis C. Floyd
Clerk of the Council

133600 (3-21)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS
TUESDAY, MARCH 26, 2019
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, March 26, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearing:

12:30 P.M.

Appointment of the following individual as Director of Human Resources Management for Prince George's County:

Ms. Shawn Y. Stokes

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

Attest:
Redis C. Floyd
Clerk of the Council

133598 (3-21)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS
TUESDAY, MARCH 26, 2019
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, March 26, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearing:

12:30 P.M.

Appointment of the following individual as Director of Finance for Prince George's County:

Mr. Stephen J. McGibbon

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

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

Attest:
Redis C. Floyd
Clerk of the Council

133599 (3-21)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

DANA MARIE MCCLAIN
JAMES A. MCCLAIN
8709 Dover Street
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-12279

Notice is hereby given this 14th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8709 Dover Street, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 15th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$310,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

133586 (3-21,3-28,4-4)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

SARAH E. GALLMON
7101 East Spring Street
Landover A/R/T/A Hyattsville, MD 20785

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-42712

Notice is hereby given this 14th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7101 East Spring Street, Landover A/R/T/A 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 15th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 15th day of April, 2019.

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

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

True Copy—Test:
Mahasin El Amin, Clerk

133588 (3-21,3-28,4-4)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

DANIEL A. VILLANUEVA
8412 20th Ave
Hyattsville, MD 20783

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 15-16716

Notice is hereby given this 12th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8412 20th Ave, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$311,729.29.

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

True Copy—Test:
Mahasin El Amin, Clerk
133546 (3-21,3-28,4-4)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

MARY MARGARET URQUHART
5922 15th Avenue
Hyattsville, MD 20782

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-35955

Notice is hereby given this 14th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5922 15th Avenue, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 15th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$271,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133587 (3-21,3-28,4-4)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

BRUCE JENKINS
1009 Chillum Road
Unit 312
Hyattsville, MD 20782

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-45017

Notice is hereby given this 14th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1009 Chillum Road, Unit 312, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 15th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$62,400.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133589 (3-21,3-28,4-4)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

LAURA REYES
ADA CONCEPCION REYES
4803 48th Avenue
Hyattsville, MD 20781

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-49039

Notice is hereby given this 14th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4803 48th Avenue, Hyattsville, MD 20781, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 15th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$221,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133590 (3-21,3-28,4-4)

LEGALS

NOTICE

IN THE MATTER OF:
Matteo Eduardo Mejicanos

FOR THE CHANGE OF
NAME TO:
Matteo Eduardo Soto Mejicanos

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-05876

A Petition has been filed to change the name of (Minor Child(ren)) Matteo Eduardo Mejicanos to Matteo Eduardo Soto Mejicanos.

The latest day by which an objection to the Petition may be filed is April 8, 2019.

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

133564 (3-21)

NOTICE

IN THE MATTER OF:
Roy Angel Carpio

FOR THE CHANGE OF
NAME TO:
Roy Angel Ortiz Carpio

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-06073

A Petition has been filed to change the name of (Minor Child(ren)) Roy Angel Carpio to Roy Angel Ortiz Carpio.

The latest day by which an objection to the Petition may be filed is April 8, 2019.

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

133565 (3-21)

The Prince George's Post

Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George's County Since 1932

LEGALS

PUBLIC NOTICE

**DRAFT PRINCE GEORGE'S COUNTY
FY 2020 ANNUAL ACTION PLAN FOR
HOUSING AND COMMUNITY DEVELOPMENT**

The Prince George's County Draft Fiscal Year (FY) 2020 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on April 19, 2019. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website:

www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The Annual Action Plan for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during FY 2020 to address priority needs and specific objectives identified in the FY 2016-2020 Consolidated Plan. The AAP also serves as an application for the following Federal entitlement funds: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program.

The FY 2020 AAP is based on the U.S. Department of Housing and Urban Development (HUD)'s Federal FY 2018 (County FY 2019) formula allocations with estimated entitlement allocations for each activity that may be proportionally adjusted to match the actual funding allocations upon notification from HUD. The estimated FY 2020 formula allocations for the County are: CDBG - \$4,987,427 plus \$344,311 in Program Income; HOME - \$2,154,220 plus \$2,937,037.22 in Program Income, and ESG - \$409,657 plus \$409,657 in Matching Funds.

Proposed CDBG – funded projects:

• CDBG Program Income Activities	\$ 344,311.00
• Affordable Housing	\$1,817,992.00
• Economic Development	\$ 162,800.00
• Planning & Administration	\$ 996,352.00
• Public Facilities & Infrastructure	\$1,290,779.00
• Public Services	\$ 719,504.00
Total:	\$5,331,738.00

Proposed HOME-funded projects:

• HOME Program Income Activities	\$2,937,037.00
• Homebuyer Activities	\$ 0.00
• Multi-Family Rental Housing Construction & Rehabilitation Program	\$1,141,911.00
• CHDO Set-Aside Activities	\$ 244,695.00
• CHDO Operating Assistance	\$ 81,565.00
• HOME Administration	\$ 163,130.00
• HOME Voluntary Grant Reduction Plan	\$ (522,919.00)
Total:	\$4,568,338.22

Proposed ESG – funded projects:

• Emergency Shelter	\$ 170,840.00
• Street Outreach	\$ 42,127.00
• Homeless Management Information System	\$ 28,120.00
• Rapid Re-housing	\$ 58,723.00
• Homelessness Prevention	\$ 79,123.00
• ESG Administration	\$ 30,724.00
• ESG Match	\$ 409,657.00
Total:	\$ 819,314.00

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division at 9200 Basil Court, Suite 500, Largo, Maryland, 20774.

For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Estella Alexander, Acting Director
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: March 21, 2019

133602 (3-21)

**PRINCE GEORGE'S COUNTY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**REQUEST FOR PROPOSALS
Analysis of Impediments to Fair Housing Choice
Spring 2019**

The Prince George's County Department of Housing & Community Development (DHCD) seeks to acquire the services of a qualified consultant or consulting firm to perform and utilize "best practices" for the preparation of an Analysis of Impediments to Fair Housing Choice (AI) plan for Prince George's County and the City of Bowie. DHCD invites proposals from interest parties with experience in:

1. U.S. Department of Housing & Urban Development's (HUD) guidelines for completing an AI and familiarity with the County's findings in previous AI reports;
2. Working with local governments in providing comprehensive fair housing related services and approving dispersals of Federal entitlement funds. This experience includes having an understanding of government regulations in administering the various programs and their funding sources;
3. Completing and publishing housing related research at the local and/or national level, preferably fair housing analyses;
4. County and national fair housing issues impacting upon fair housing choice in the County;
5. Established relationships with pertinent local government agencies and national organizations in order to readily access housing data and statistics;
6. Objectively reviewing, revising, analyzing, investigating, disclosing, and updating information and data relevant to housing choice; and
7. Accessing and interpreting Census data as well as objectively interpreting statistical and demographic data, which present housing access disparities.

Bidders must follow exactly, and be responsive to, ALL requirements of this RFP. It is the bidder's responsibility to provide all specified materials in the required form and format. Responses that are not in the required form and format will not be considered.

The work to be performed will support the County and the City of Bowie, as recipients of Federal entitlement funds, in their efforts to affirmatively further fair housing in all their programs, in accordance with Section 808(e)(5) of the Fair Housing Act.

The anticipated contract period will be from May 1, 2019 through October 30, 2019. Based on performance, the contract may be extended on a no-bid basis. Details pertaining to a contract extension are to be determined.

The RFP will be available on Thursday, March 21, 2019 and can be obtained from the Prince George's County Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, Maryland, 20774, by calling (301) 883-5570, or through DHCD's website at <https://www.princegeorgescountymd.gov/1061/Public-Notices>

Proposals in response to this RFP must be received and time stamped by DHCD no later than April 19, 2019 at 5:00 p.m. EST at the address listed below:

Prince George's County
Department of Housing & Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
aogeorge@co.pg.md.us

LEGALS

Qualifications:

1. Provide a list of clients, public or private, for whom you have provided the services described in the Scope of Work and Program Services during the last five (5) years;
2. List the number of years your organization has provided fair housing related services for any federally funded program and describe your organization's experience, if any, under a similarly structured agreement. Include within your description the name of the participating jurisdiction, or agency;
3. Describe your organizational capacity to conduct fair housing analysis and implement an action plan;
4. Identify contract services previously conducted on behalf of other municipalities, jurisdictions or government entities utilizing the services included within this RFP. Include within your identification the name of the municipality, dates of service and scope of services performed;
5. List any professional designations or licenses associated with the work being requested. For verification purposes, please include documentation of professional designation and/or a copy of the licenses and contact information of the licensing authority, including a phone number;
6. Describe your experience working, in any capacity, with federal and local program funds; and
7. Specify whether your organization has been involved in any lawsuits or other legal actions within the past five (5) years. If so, please provide adequate detail in your response.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Estella Alexander, Acting Director
Department of Housing and Community Development
9200 Basil Court, Suite 500, Largo, Maryland 20774
Date: March 21, 2019

133601 (3-21)

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**

**15912 KERR RD.
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated June 19, 2006 and recorded in Liber 25617, Folio 686 among the Land Records of Prince George's County, MD, with an original principal balance of \$295,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 9, 2019 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$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. 331761-1)

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

133525 (3-21,3-28,4-4)

LEGALS

INVITATION TO BID

THE TOWN OF EDMONSTON, MARYLAND, requests bids from qualified contractors for Porous Pavement Repairs on Decatur Avenue, Phase 1, Contract No. 2019-01.

Contract documents may be obtained at the Town Hall's Front Desk.

Pre-bid Meeting: A pre-bid meeting will be held on March 29, 2019 at 2:00 pm at Town of Edmonston Offices, 5005 52nd Avenue, Edmonston, MD 20781

Sealed proposals addressed to the Town of EDMONSTON, Maryland, 5005 52nd Avenue, Edmonston, MD 20781 will be received at the Town Hall front desk **until 2:00 pm on April 26, 2019**, at which time bids will be opened publicly and read aloud.

The Town reserves the right to reject any or all bids in part or in full, and waive any technical information as may best serve the interest of the Town.

Minority, Female and Disadvantaged Business Enterprises are encouraged to bid. The Town is an Equal Opportunity Employer, and observes all Federal Regulations including Section 3-504 and A.D.A.

Contact the Town Engineer, Mr. Michael Clar, at 410-804-8000 if you have any questions.

133559 (3-21,3-28,4-4)

LEGALS

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 any time 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: **04-05-2019**

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

2002 BUICK	RENDEZVOUS	DC	FN8685	3G5DB03E62S579484
2002 FORD	EXPLORER	MD	3DK7293	1FMDU73E62ZC03345
2000 BUICK	CENTURY	MD	5CK1243	2G4WY557JY1271702

CHARLEY'S CRANE SERVICES
8613 OLD ARDMORE RD
LANDOVER MD 20785
301-773-7670

2009 HONDA	FIT	DC	FP4309	JHMGE884295046046
2003 FORD	EXPLORER			1FMZU62KX3ZB51369
1998 LAND ROVER	RANGE ROVER	MD	8BR3204	SALPV144XWA403238

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

2000 ACURA	INTEGRA	MD	2CV8099	JH4DC4363Y008558
2006 NISSAN	MAXIMA	VA	W5G5992	1N4BA1EX6C833812
2012 FORD	FUSION	VA	VHD2667	3FAHPOJA6CR294021
2007 SATURN	VUE	MD	1CS4803	5GZCZ53447S867722
2002 HYUNDAI	XG350L	DC	FP9514	KMHFU45E52A166923

133604 (3-21)

LEGALS

Shelore Ann Cary Williams, Esquire
1450 Mercantile Lane, #155
Largo, Maryland 20774
301-341-5577

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

NOTICE IS HEREBY GIVEN that the Superior court of Washington county, District of Columbia appointed Sadie M Hall, whose address is 7400 Walker Mill Road, Capitol Heights, Maryland 20743, as the Personal Representative of the Estate of George Y Muse who died on August 5, 1995 domiciled in District of Columbia.

The Maryland resident agent for service of process is W. Alton Lewis, whose address is 13010 Burleigh Street, Upper Marlboro, MD 20774.

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

PRINCE GEORGE'S COUNTY

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

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

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

SADIE M HALL
Foreign Personal Representative

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

Estate No. 112746
133611 (3-21,3-28,4-4)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY DEAN RIDLEY

Notice is given that David C Ridley Jr, whose address is 1013 Leyton Lane, Severn, MD 21144, was on March 07, 2019 appointed Personal Representative of the estate of Mary Dean Ridley, who died on February 22, 2019 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 7th day of September, 2019.

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

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

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

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

DAVID C RIDLEY JR
Personal Representative

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

Estate No. 112872
133612 (3-21,3-28,4-4)

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George's
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301.627.0900

or email bboice@pgpost.com

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER LEE JACKSON

Notice is given that Lajuan Jackson, whose address is 1705 Dayton Road, Hyattsville, MD 20783, was on March 11, 2019 appointed personal representative of the small estate of Walter Lee Jackson, who died on January 15, 2019 without a will.

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

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

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

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

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

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

LAJUAN JACKSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112904
133606 (3-21)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ODESSA B JOHNSON

Notice is given that Iris C Briscoe, whose address is 9716 Poling Terrace, Fort Washington, MD 20744, was on February 7, 2019 appointed personal representative of the small estate of Odessa B Johnson, who died on October 17, 2018 without a will.

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

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

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

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

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

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

IRIS C BRISCOE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112649
133607 (3-21)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES CARROLL THOMPSON JR

Notice is given that Mildred Thompson, whose address is 1003 Avery Place, Upper Marlboro, MD 20774, was on March 11, 2019 appointed personal representative of the small estate of James Carroll Thompson who died on January 26, 2019 with a will.

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

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

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

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

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

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

MILDRED THOMPSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112869
133608 (3-21)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIRGINIA JOHNSON GILLIS

Notice is given that Virginia P Branch, whose address is 2214 Jameson St, Temple Hills, MD 20748, was on March 15, 2019 appointed personal representative of the small estate of Virginia Johnson Gillis who died on January 24, 2019 with a will.

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

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

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

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

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

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

VIRGINIA P BRANCH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112996
133609 (3-21)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TAMMY CHAMBERS LAWSON

Notice is given that Stacey Lawson, whose address is 1411 Cunningham Street, Apt K3, Greensboro, NC 27401, was on March 12, 2019 appointed personal representative of the small estate of Tammy Chambers Lawson, who died on March 2, 2019 without a will.

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

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

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

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

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

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

STACEY LAWSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112952
133613 (3-21)

JOHN D HUNGERFORD
P.O. Box 221
Bryans Road, MD 20616

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONNA M FLEMION

Notice is given that Darlene F Blondin, whose address is 2202 Garden Lane, Bryans Road, MD 20616, was on March 13, 2019 appointed Personal Representative of the estate of Donna M Flemion who died on February 12, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of September, 2019.

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

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

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

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

DARLENE F BLONDIN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112980
133610 (3-21,3-28,4-4)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7706 WOODYARD FARM ROAD
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Michael C. Pratt and Paulette A. Walker, dated March 4, 2008 and recorded in Liber 29504, Folio 336 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, and an original interest rate of 3.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 2, 2019 AT 11:00 AM.**

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

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

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

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

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

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

133452 (3-14,3-21,3-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7329 SHEILA LANE
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Dolores L. Parran, dated August 30, 2007 and recorded in Liber 28606, Folio 58 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$257,950.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 26, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

133394 (3-7,3-14,3-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7907 JORDAN PARK BOULEVARD
FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Gregory Green, Sr., dated October 1, 2001 and recorded in Liber 15113, Folio 174 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$87,472.00, and an original interest rate of 7.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 26, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

133395 (3-7,3-14,3-21)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

**1108 STRAUSBERG STREET
ACCOKEEK, MARYLAND 20607**

By virtue of the power and authority contained in a Deed of Trust from Robert A. Sampson, dated June 10, 2011, and recorded in Liber 32759 at folio 180 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 26, 2019
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-603440)

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

133398 (3-7,3-14,3-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**6708 EL PASO STREET
HYATTSVILLE, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from LaTonya M. Ford, dated August 12, 2009, and recorded in Liber 30892 at folio 014 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 2, 2019
AT 9:34 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-600411)

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

133457 (3-14,3-21,3-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**6017 WOODLAND LANE
CLINTON, MARYLAND 20735-1543**

By virtue of the power and authority contained in a Deed of Trust from George N. Joseph and Estate of Judith A. Joseph, dated October 24, 2014, and recorded in Liber 36465 at folio 541 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 26, 2019
AT 9:35 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-601734)

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

133402 (3-7,3-14,3-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6206 DIMRILL COURT
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Michael D. Muse, dated October 25, 2006 and recorded in Liber 26369, Folio 95 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$237,600.00, 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 **APRIL 9, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

133512 (3-21,3-28,4-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3603 HALLOWAY NORTH
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Latoya R. Holmes and Norman T. Romney, dated September 19, 2014 and recorded in Liber 36556, Folio 72 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$216,015.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 9, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

133513 (3-21,3-28,4-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8483 GREENBELT ROAD, UNIT 102
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Rochelle J. Alexander, dated February 21, 2007 and recorded in Liber 27492, Folio 512, and re-recorded at Liber 30253, Folio 451 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$134,550.00, and an original interest rate of 10.990%, 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 9, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

133514 (3-21,3-28,4-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

By virtue of the power and authority contained in a Deed of Trust from Lamont Payne, dated August 17, 2017, and recorded in Liber 39998 at folio 267 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 9, 2019
AT 9:34 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602021)

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

133518 (3-21,3-28,4-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1717 PEACHTREE LANE
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Kim Nguyen, dated October 24, 2016, and recorded in Liber 38928 at folio 207 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 9, 2019
AT 9:35 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603128)

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

133519 (3-21,3-28,4-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**12403 TOVE COURT
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Kobie Dixon, dated February 1, 2010, and recorded in Liber 31532 at folio 354 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 9, 2019
AT 9:36 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 18-602244)

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

133520 (3-21,3-28,4-4)

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