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LEGALS

NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of the Alcoholic Beverage Article of the Annotated Code of Maryland will accept testimony regarding the proposed revisions to Rule and Regulation No. 44 – Applications at a Public Hearing on:

August 14, 2019
7:00 p.m.
9200 Basil Court
Room 410
Largo, Maryland 20744

R.R. NO. 44 – APPLICATIONS BY:

A. SOLE OWNERS:

- Should a person applying for an alcoholic beverage license as sole owners not reside in the State of Maryland, the applicant must designate an agent, who resides within the State of Maryland, to accept service of process and all other communication from the Board. The licensee must provide the agent's personal information to include the name, address, telephone number and email address to enable the agent for the licensee to accept service and official matters of the Board.

B. PARTNERSHIPS:

- Should a person applying for an alcoholic beverage license as a partner not reside in the State of Maryland, the applicant must designate an agent, who resides within the State of Maryland, to accept service of process and all other communication from the Board. The licensee must provide the agent's personal information to include the name, address, telephone number and email address to enable the agent for the licensee to accept service and official matters of the Board.

C. CORPORATION:

- If a corporation or club makes an application, whether incorporated or unincorporated, the license shall be applied for by and be issued to three of the officers of the corporation or club as individuals for the use of the corporation or club. In the case of a corporation where there are less than three officers or directors of the corporation, all officers or directors shall make the application as provided in this section.
- Should a person applying for an alcoholic beverage license as a corporate officer not reside in the State of Maryland, the applicant must designate an agent, who resides within the State of Maryland, to accept service of process and all other communication from the Board. The licensee must provide the agent's personal information to include the name, address, telephone number and email address to enable the agent for the licensee to accept service and official matters of the Board.
- The application shall also set forth the names and addresses of all the officers of the corporation or club and shall be signed by the President or Vice President as well as by the three officers to whom the license shall be issued. The application for every license shall disclose the name and address of the corporation, partnership or association as well as the names and addresses of the applicants.
- In the event there are no officers or directors of a closed corporation, at least one stockholder may make the application if there is an affirmative vote of the stockholder(s) holding a majority of the stock.
- The term "Applicant" for this Rule and Regulation means a corporate officer who will be issued the license as an individual on behalf of the corporation.

D. LIMITED LIABILITY COMPANY (LLC):

- If an application is made by a limited liability company the license shall be issued to the member or authorized person for the use of the LLC.

Should a person applying for an alcoholic beverage license as a member of the Limited Liability Company not reside in the State of Maryland, the applicant must designate an agent, who resides within the state of Maryland, to accept service of process and all other communication from the Board. The licensee must provide the agent's personal information to include the name, address, telephone number and email address to enable the agent for the licensee to accept service and official matters of the Board.

Additional information can be obtained at the Board's Office at 9200 Basil Court, Room 420, Largo, Maryland 20774 or contacting the Board 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
 Kelly E. Markomanolakis
 Administrative Assistant
 July 14, 2019

135855 (7-25,8-1)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
 P.O. Box 1729
 Upper Marlboro, Maryland 20773
In The Estate Of:
DORIS THERESA TOLSON
 Estate No.: 114032

NOTICE OF JUDICIAL PROBATE
 To all Persons Interested in the above estate:
 You are hereby notified that a petition has been filed by Maurice Tolson and Carol Tolson 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 **September 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
 135859 (7-25,8-1)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
 P.O. Box 1729
 Upper Marlboro, Maryland 20773
In The Estate Of:
DORIS THERESA TOLSON
 Estate No.: 114032

NOTICE OF JUDICIAL PROBATE
 To all Persons Interested in the above estate:
 You are hereby notified that a petition has been filed by Lynease Tolson 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 **September 10, 2019 at 9:30 AM.**

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
 CERETA A. LEE
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 135860 (7-25,8-1)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
 P.O. Box 1729
 Upper Marlboro, Maryland 20773
In The Estate Of:
REGINALD RUDOLPH TWYMAN
 Estate No.: 113573

NOTICE OF JUDICIAL PROBATE
 To all Persons Interested in the above estate:
 You are hereby notified that a petition has been filed by Sheila Joyce Neal for judicial probate of the will dated 10/08/2015 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **August 8, 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
 135861 (7-25,8-1)

NOTICE
IN THE MATTER OF:
Skye London Cordell
FOR THE CHANGE OF NAME TO:
Skye London England
In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-21458
 A petition has been filed to change the name of (Minor Child(ren)) Skye London Cordell to Skye London England.
 The latest day by which an objection to the petition may be filed is August 12, 2019.
 Mahasin El Amin
 Clerk of the Circuit Court for Prince George's County, Maryland
 135838 (7-25)

LEGALS

NOTICE OF PUBLIC HEARING

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

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

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

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

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

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

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

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

Conditions of proposed annexation are as follows:

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

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

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

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

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

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

The Prince George's Post

Newspaper

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301-627-0900

or

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301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15215 NOBLEWOOD LA. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated August 23, 2005 and recorded in Liber 23358, Folio 615 among the Land Records of Prince George's County, MD, with an original principal balance of \$289,000.00, 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

AUGUST 13, 2019 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 326612-1)

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

135824 (7-25,8-1,8-8)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6802 COLLINSON CT. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated July 8, 2009 and recorded in Liber 30814, Folio 479 among the Land Records of Prince George's County, MD, with an original principal balance of \$231,373.00, 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

AUGUST 13, 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 138942-1)

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

135825 (7-25,8-1,8-8)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**28 DAIMLER DR., UNIT # 68
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated November 30, 2006 and recorded in Liber 26564, Folio 540 among the Land Records of Prince George's County, MD, with an original principal balance of \$215,000.00, 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

AUGUST 6, 2019 AT 11:05 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit Sixty-Eight (68), "Central 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 \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 338048-1)

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

134745 (7-18,7-25,8-1)

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

**16401 RIVER AIRPORT RD.
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated June 7, 2007 and recorded in Liber 28163, Folio 483 among the Land Records of Prince George's County, MD, with an original principal balance of \$560,000.00, 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

AUGUST 6, 2019 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$58,000 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. 335374-1)

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

134746 (7-18,7-25,8-1)

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

**4711 NEW KENT DR.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated December 27, 1996 and recorded in Liber 11340, Folio 23 among the Land Records of Prince George's County, MD, with an original principal balance of \$203,000.00, 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

AUGUST 6, 2019 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and 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 \$25,000 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. 124948-1)

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

134747 (7-18,7-25,8-1)

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

**AUGUST 6, 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 \$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

134731 (7-18,7-25,8-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**11600 PROSPECT HILL ROAD
GLENN DALE, MARYLAND 20769**

By virtue of the power and authority contained in a Deed of Trust from Jay Teston, Michele Teston and Michael Teston, dated April 30, 2008, and recorded in Liber 29678 at folio 040 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

**AUGUST 6, 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 \$68,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-270629)

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

134732 (7-18,7-25,8-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**12805 HALLWOOD PLACE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Sonya Chandler, dated October 16, 2015, and recorded in Liber 37621 at folio 451 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

**AUGUST 6, 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603856)

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

134733 (7-18,7-25,8-1)

The Prince George's Post

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**3807 SWANN RD., UNIT #301
SUTTLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated February 9, 2007 and recorded in Liber 27898, Folio 147 among the Land Records of Prince George's County, MD, with an original principal balance of \$130,173.00, 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

AUGUST 13, 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 described as Unit Number 301, Building No. 4, at 3807 Swann Road, in a declaration of Condominium regime known as "Swann Hill 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 \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the 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. 318602-1)

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

135817 (7-25,8-1,8-8)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**7347 SHADY GLEN TERR.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated March 9, 2006 and recorded in Liber 25346, Folio 639 among the Land Records of Prince George's County, MD, with an original principal balance of \$189,000.00, 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

AUGUST 6, 2019 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the 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. 37489-2)

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

134748 (7-18,7-25,8-1)

LEGALS

BWW LAW GROUP, LLC
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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**312 ZELMA AVE.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated October 12, 2006 and recorded in Liber 26456, Folio 323 among the Land Records of Prince George's County, MD, with an original principal balance of \$221,052.07, 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

AUGUST 13, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 338686-1)

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

135818 (7-25,8-1,8-8)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**9703 STARBOARD CT.
CHELLENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust dated September 25, 2009 and recorded in Liber 31088, Folio 102 among the Land Records of Prince George's County, MD, with an original principal balance of \$364,280.00, 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

AUGUST 6, 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 \$55,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 337015-1)

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

134749 (7-18,7-25,8-1)

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

**4320 MONROE ST.
BRENTWOOD A/R/T/A COLMAR MANOR, MD 20722**

Under a power of sale contained in a certain Deed of Trust dated January 12, 2007 and recorded in Liber 27257, Folio 494 among the Land Records of Prince George's County, MD, with an original principal balance of \$120,000.00, 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

AUGUST 13, 2019 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the 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. 303511-2)

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

135819 (7-25,8-1,8-8)

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

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: **08/12/2019**

Please contact the Revenue Authority of Prince George's County at: 301-685-5358.

ALLEYCAT TOWING & RECOVERY

**5110 BUCHANAN ST
EDMONSTON, MD 20781
301-864-0323**

1999 FORD	CROWN VICTORIA	2FAPP71W3WX137757
1997 GMC	C6500	1GDK7H1J4VJ850057
2015 TRAILER	TRAILER	5VGF4333FL005233
2002 BUCIK	LESABRE	1G4CW54K824132550
1957 CHEVROLET	BELAIR	57N151558
1993 HONDA	CYCLE	JH3TE180XPT002214
1986 HONDA	CYCLE	JH3TE0300GK015691
2001	90CV	MNSA A95C81A010829
2005 CHRYSLER	300	2C3AA53GX5H543838
1990 CHEVROLET	30	2GCGG31K2L4125942
2001 NISSAN	XTERRA	5N1ED28Y81C509278
2007 HYUNDAI	ENTOURAGE	KNDMDC233476013075

CHARLEY'S CRANE SERVICES

**8613 OLD ARDMORE RD
LANDOVER MD 20785
301-773-7670**

1993 TOYOTA	PICK UP	MD 97411Z	4TARN81A9PZ081449
1982 COLEMAN	DESTINY ROYALE		4CD689E14N7210543
	COMPER		

JD TOWING

**2817 RITCHIE RD
FORESTVILLE, MD 20747
301-967-0739**

2000 FORD	EXPEDITION	MD M453700	1FMRU1668YL853051
2001 MERCURY	SABLE	IL E106421	1MEFM53U51A625188
2004 VOLVO	XC9		YV1CZ91HX41044948
2003 FORD	EPEDITION	DC CH9295	1FMPU16L63LB41292
2000 ACURA	3.2 TL		19UUA5662YA064121
2005 MAZDA	MAZDA 3		JM1BK323X51239679

MCDONALD TOWING

**2917 52ND AVENUE
HYATTSVILLE MD 20781
301-864-4133**

2003 VOLKSWAGEN	PASSAT	DC EV4935	WVWVND63B63E313667
2014 MOPEL	ATM50-A		L9NTEACB4E112479
1999 TOYOTA	CAMBRY		4T1BG22K0XU486631
1992 HONDA	CIVIC		1HGEG8545N061699

135876 (7-25)

LEGALS

**City of District Heights
Request for Proposals for
Veterans Park Construction**

The City of District Heights is accepting sealed bids from qualified companies to provide construction services for the construction of a new Veterans Park. The scope of work includes the installation of pavers, landscaping, memorials, flagpoles, benches and lighting. Complete bid specifications can be obtained by contacting the City offices at 301-336-1402 x110 or x113. A pre-bid meeting will take place on August 9, 2019 at 10am. Bids must be received by August 30, 2019 at 3:00PM to be considered. EOE.

135872 (7-25)

**ADVERTISE WITH US!
Call 301-627-0900 Today**

LEGALS

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

**REQUEST FOR PROPOSALS
HOME Investment Partnership (HOME) Program and
Housing Investment Trust Fund (HITF) Gap Financing Program
Compliance Monitoring and Construction Management
Services**

Summer 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 Compliance Monitoring and Construction Management Services. DHCD invites proposals from interest parties with experience in:

1. U.S. Department of Housing & Urban Development's (HUD) guidelines, including an understanding of government regulations in the administration of various programs and their funding sources;
2. Working with local governments in providing comprehensive compliance monitoring services, construction management services, and approving dispersals of Federal entitlement funds;
3. Working with the HOME Investment Partnerships (HOME) Program Rental Housing Tenant Certification files, as well as Certificate of Occupancy - Punch List Review for new construction/rehabilitation development projects;
4. The local rules and requirements governing the County's Housing Investment Trust Fund (HITF) Program;
5. The National Environmental Policy Act (NEPA) and rules governing Environment Review Procedures, in accordance with 24 CFR Part 58;
6. Completing and publishing housing related research at the local and/or national level;
7. Established relationships with pertinent local government agencies and national organizations in order to readily access housing data and statistics; and
8. Objectively reviewing, revising, analyzing, investigating, disclosing, and updating information and data.

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 anticipated contract period will be from October 1, 2019 - September 30, 2020. The contract may be extended subject to need and appropriate approvals.

The RFP will be available on **Thursday, July 25, 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 August 23, 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

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 administrative monitoring requirements and construction management services for any federally funded program. Describe your organization's experience, if any, working with HOME and/or HITF grantees, or any other federal, state and local programs, including but not limited to the Community Development Block Grant (CDBG) Program, Environmental Reviews in accordance with 24 CFR Part 58, and compliance with the National Environmental Policy Act (NEPA), under a similarly structured agreement. Include within your description the name of the participating jurisdiction, or agency;
3. Describe your organizational capacity to create and implement comprehensive compliance monitoring processes and guidelines under the HOME, HITF and CDBG Programs, as well as Environmental Reviews;
4. Describe your organizational capacity to provide construction management and monitoring services under the HOME and HITF Programs;
5. Describe your organization's experience in reviewing and approving requisitions for payment using HOME and HITF entitlement funds, or funding from any other federal, state or local program;
6. 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;
7. 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;
8. Describe your experience working, in any capacity, with federal and local HOME and HITF program funds, CDBG Program funds, and Environmental Reviews in accordance with 24 CFR Part 58;
9. Describe your experience in reviewing construction documents for projects such as the County's Affordable/Workforce multifamily rental projects, and/or for-sale or rental single-family housing units utilizing federal and County housing funds such as HOME, HITF and CDBG Program funds;
10. Provide your experience in working on new-construction or rehabilitation projects that imposed a federal Section 3 requirement, or had a municipal, local goal, or any other requirement for the hiring of minority-owned or women-owned businesses such as the County's requirements for a County based business (CBB). If you can report on such experience, describe the project and the outcome; and
11. Specify whether your organization has been involved in any 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: July 25, 2019

135873 (7-25)

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
MSIFB NO. S19-038	Landscaping Services	Pre-Proposal Conference: 08/06/2019 @ 10:00 a.m. Closing Date: 08/30/2019 @ 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

135874 (7-25)

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: **08/14/2019**

Please contact the Revenue Authority of Prince George's County at: 301-772-2060.

**CHARLEY'S CRANE SERVICES
8613 OLD ARDMORE RD
LANDOVER MD 20785
301-773-7670**

2006 ACURA	MDX		2HNYD18216H534223
2015 CHRYSLER	200	VA	VVG1999 1C3CCAB7FN675429
1994 VOLVO	940		YV1JW870XR0103795
2007 CADILLAC	DTS	MD	5DM6582 1G6KD57Y07U141419
2015 CHRYSLER	300	MD	7CY1783 2C3CCAAG9FH792440
2009 BMW	328I	MD	1CB0130 WBAPH575X9NM32243
1998 TOYOTA	AVALON	MD	2CM668 4T1BF18BXWU215336
2004 MAZDA	TRIBUTE	DC	FV9098 4F2CZ96144KM03108

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

2001 FORD	EXPLORER		1FMYU70E51UB52437
1996 TOYOTA	CELICA	MD	5DD6645 JT2DG02T9T0033404
2006 HYUNDAI	SONATA	MD	8DD5581 5NPEU46FX6H151565
2002 HONDA	CIVIC	MD	6DR5875 1HGES26882L018418
1999 DODGE	CARAVAN	MD	6DM4600 1B4GP45G8XB819521

135875 (7-25)

*The
Prince George's
Post
Newspaper
Call
301-627-0900
or
Fax
301-627-6260*

LEGALS

CHARTER RESOLUTION 2019-CR-02 OF THE MAYOR AND TOWN COUNCIL OF EDMONSTON

A CHARTER RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EDMONSTON, ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E § 4 OF THE CONSTITUTION OF THE STATE OF MARYLAND AND §4-301 ET SEQ. OF THE LOCAL GOVERNMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AS AMENDED, TO AMEND ARTICLE I, §4, OFFICERS; OATHS OF OFFICE, §5, COMMENCEMENT AND TERMINATIONS OF TERMS OF ELECTED OFFICIALS AND COMPENSATION, §6, MAYOR AND TOWN COUNCIL MEETINGS; VACANCIES IN OFFICES, §7, ELECTION PROCEDURES; REGISTRATION OF VOTERS, AND §8, QUALIFICATIONS FOR OFFICES OF THE CHARTER OF THE TOWN OF EDMONSTON, TO CHANGE THE MANNER IN WHICH ELECTIVE OFFICE IF FILLED IF IT BECOMES VACANT, MAKE PROVISION FOR APPOINTMENT OF A MAYOR PRO TEM, MAKE PROVISION FOR HOW NAMES WILL APPEAR ON THE BALLOT AND TO CLARIFY REGISTRATION REQUIREMENTS AND PROCEDURES

Section 1: BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EDMONSTON, MARYLAND that §4, "Officers; oaths of office" of the Charter of the Town of Edmonston be and it hereby repealed, reenacted and amended to read as follows:

§ 4 Officers; oaths of office.

The ELECTED officers of said town shall consist of a Mayor and four (4) Council MEMBERS. THE MAYOR AND COUNCIL ARE THE LEGISLATIVE BODY OF THE TOWN. The Mayor to be elected by the combined vote of said town, and four (4) Councilmen to SHALL be elected two (2) by each ward and 2) Such appointed officers as are hereinafter designated or shall be appointed by the Mayor and Town Council, and each officer appointed shall continue to hold office for such term as the Mayor and Town Council shall designate or until [his] A successor is duly qualified. Before entering upon the duties of [his] office, each ELECTED AND APPOINTED officer shall take oath [that he/she will] to diligently and faithfully discharge all duties of [his] THE office without favor, partiality or prejudice, and said oath shall be filed among the records of [said] THE town.

Section 2: BE IT FURTHER RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EDMONSTON, MARYLAND that §5 "Commencement and terminations of terms of elected officials and compensation" of the Charter of the Town of Edmonston be and it hereby repealed, reenacted and amended to read as follows:

§ 5 Commencement and terminations of terms of elected officials and compensation.

Beginning with the elections to be held in May 2008, [The Mayor and Council members shall all be elected at the same time FOR A TERM OF THREE YEARS. THE MAYOR AND COUNCIL MEMBERS SHALL take office on the first Monday in June [of 2008], and THE TERM SHALL conclude on the last day prior to the first Monday in June of every three years thereafter, OR UNTIL A SUCCESSOR TAKES OFFICE. The Mayor shall be required to seek election from the entire] ELECTED AT LARGE BY THE VOTERS OF THE Town. [Two Council members each shall seek election from their respective wards at the same time]. THE COUNCIL MEMBERS SHALL BE ELECTED BY THE VOTERS WITHIN THEIR RESPECTIVE WARDS. IN THE EVENT ANY TWO (2) OR MORE CANDIDATES FOR MAYOR, OR THREE (3) OR MORE CANDIDATES FOR COUNCIL MEMBER IN THE SAME WARD, SHALL HAVE THE HIGHEST AND EQUAL NUMBER OF VOTES, A RUNOFF SPECIAL ELECTION OF THE TIED CANDIDATES SHALL BE CONDUCTED ON THE FOURTH MONDAY FOLLOWING THE ELECTION. IF THE SPECIAL ELECTION WOULD OCCUR ON A TOWN, STATE, COUNTY OR FEDERAL ELECTION DAY OR HOLIDAY, THEN IT WILL BE SCHEDULED ON ANOTHER DATE DURING THE 4TH WEEK FOLLOWING THE ELECTION. The Mayor must continually reside at [his] A primary residence within the corporate limits of the Town [of Edmonston] for the duration of their term in office. Council members must continually reside in their respective ward at [their] A primary residence within the corporate limits of the Town [of Edmonston during] FOR the duration of their term of office. [On the first Monday in June 2008.] The Mayor shall be compensated at the rate of three hundred dollars (\$300) PER MONTH and Council members at the rate of two hundred dollars (\$200) per month. A CHANGE IN THE AMOUNT OF COMPENSATION MAY BE ADOPTED BY ORDINANCE. NO SUCH ORDINANCE MAY BE ENACTED BY THE MAYOR AND COUNCIL TO BECOME EFFECTIVE DURING THE CURRENT TERM OF OFFICE.

Section 2: BE IT FURTHER RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EDMONSTON, MARYLAND that §6, "Mayor and Town Council meetings, vacancies in offices" of the Charter of the Town of Edmonston be and it hereby repealed, reenacted and amended to read as follows:

§ 6 Mayor and Town Council meetings; vacancies in offices[a].

The Mayor and Town Council shall meet in some convenient place in said town in July of each year and as often thereafter as may be necessary in the discharge of their duties. The majority shall form a quorum for the transaction of business and the presence of the Mayor shall be counted toward such quorum; and upon each action taken the yea and nay vote of each Councilperson shall be recorded opposite his or her name. The Mayor shall cast a vote upon such action only in the event that the votes of the Council members are otherwise tied. The Mayor and Council shall pass rules and regulations consistent with the provisions of this subtitle for their own government while in session. The absence of any Councilperson from three (3) consecutive meetings, shall constitute a vacancy, which vacancy shall be declared by duly adopted motion of the Council.

[In the event of a] A vacancy in the office of Mayor or Councilperson SHALL BE FILLED FOR THE BALANCE OF THE TERM AS FOLLOWS, [or if at any election of officers held under this Charter any two (2) or more candidates for the same office shall have the highest and equal number of votes, the Mayor and Town Council, or a majority of them, shall elect a Mayor or Councilperson, as the case may be, in the case of a Councilperson, from the ward in which the vacancy or tie election occurred], to hold office until his successor shall have been elected at the next regular town election and shall have qualified]. FOR ANY VACANCY THAT OCCURS WITHIN NINETY (90) DAYS OF ANY REGULARLY SCHEDULED ELECTION, THE POSITION SHALL REMAIN VACANT UNTIL THAT ELECTION.

ANY VACANCY THAT OCCURS MORE THAN NINETY (90) DAYS BUT LESS THAN 180 DAYS BEFORE ANY REGULARLY SCHEDULED ELECTION SHALL BE FILLED BY APPOINTMENT OF THE MAYOR AND COUNCIL BY MAJORITY VOTE WITHIN THIRTY (30) DAYS OF THE VACANCY. THE BOARD OF SUPERVISORS OF ELECTIONS SHALL SCHEDULE A SPECIAL ELECTION FOR ANY VACANCY THAT OCCURS MORE THAN 180 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED ELECTION. THE SPECIAL ELECTION SHALL BE HELD WITHIN SIXTY-FIVE (65) DAYS OF THE VACANCY OCCURRING.

IN THE EVENT OF A TIE VOTE IN THE SPECIAL ELECTION OF MAYOR AND/OR COUNCIL MEMBER, A RUNOFF ELECTION OF THE TIED CANDIDATES SHALL BE CONDUCTED WITHIN 30 DAYS AFTER THE SPECIAL ELECTION.

AS SOON AFTER TAKING OFFICE AS MAY BE PRACTICABLE, THE MAYOR SHALL APPOINT A MAYOR PRO TEM FROM AMONG THE MEMBERSHIP OF THE COUNCIL, SUBJECT TO THE APPROVAL OF THE COUNCIL. IN THE EVENT OF A VACANCY IN THE MAYOR'S POSITION, THE MAYOR PRO TEM SHALL SERVE AS MAYOR UNTIL SUCH TIME AS A NEW MAYOR IS ELECTED OR APPOINTED.

[The new or incoming Mayor and Town Council shall elect the officers to hold office in the cases of tie elections. In the case of a vacancy in the first year of a Councilperson's term or of a tie election in the office of Councilperson, the successor so elected at the next regular town election shall hold office only for the one (1) year being the unexpired balance of the original term. In the event [that] a vacancy [cannot be filled by a majority vote of the Mayor and Council, a special election by the registered voters of the town may be called] by resolution at such time and place as determined by the Mayor and Town Council, subject to the provisions of this Charter. The person elected at the special election shall serve the remainder of the term of office of the position being filled.] All special elections shall be conducted by the [election judges] SUPERVISORS OF ELECTIONS in the same manner and with the same personnel, as far as practicable, as regular town elections. The Mayor shall preside at the meeting of the Council and shall call meetings from time to time as [he/she] THE MAYOR may deem necessary, but in case of [his] THE MAYOR'S absence from any meeting, THE MAYOR PRO TEM SHALL PRESIDE THE Council present shall elect one (1) of their members to preside, who shall for the time being have all the authority of the Mayor]. A COUNCIL MEMBER ACTING AS THE PRESIDING OFFICER IN THE ABSENCE OF THE MAYOR MAY VOTE AS A COUNCIL MEMBER.

Section 3: BE IT FURTHER RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EDMONSTON, MARYLAND that § 7, Election procedures; registration of voters of the Charter of the Town of Edmonston be and it hereby repealed, reenacted and amended to read as follows:

§ 7 Election procedures; registration of voters.

A. Annually on or before the first Monday in April, after notice printed in the Town newsletter or in a newspaper of general circulation within the Town of Edmonston, the Mayor and Town Council shall appoint SUPERVISORS OF ELECTIONS, AT LEAST ONE FROM EACH WARD, AND SUCH OTHER ELECTION OFFICIALS AND JUDGES AS DEEMED NECESSARY [election officers, including not less than one (1) judge and one (1)

LEGALS

clerk] to conduct an election by ballot on the first Monday of May, if not a legal holiday, and if a legal holiday, then on the day following, for the election of officers provided for in § 5 of this Charter. Such [election officers] SUPERVISORS OF ELECTIONS shall [themselves be eligible for registration as] BE REGISTERED voters under the provisions of this subtitle [and each ward shall be represented by having either a judge or clerk appointed from its vicinage. The judge or judges appointed in each year shall be registration officers for each year as hereinafter mentioned and]. THE SUPERVISORS OF ELECTIONS shall perform such duties as prescribed by town regulation and state law. The Mayor and Town Council shall appoint the place of election and shall give public notice of not less than fifteen (15) days of the time and place of the election by advertisement in at least the Town Newsletter or one (1) newspaper published in Prince George's County, THE TOWN'S WEBSITE, and also by notice posted in at least five (5) public places in the town. If at the time the notice is advertised, the [election judge(s)] SUPERVISORS OF ELECTIONS determine [that] that all of the offices in the election are uncontested, the notice shall so state, and shall also state that if all of the offices are still uncontested five (5) days prior to the election, the election judge(s) may exercise their option, as more fully described below, to reduce the number of hours that the polling place will be opened to between 4:00 p.m. and 8:00 p.m. inclusive. In contested elections the polls shall be opened between the hours of 7:00 a.m. and 8:00 p.m.; only those voters registered [upon the books of the town] TO VOTE IN THE TOWN THROUGH PRINCE GEORGE'S COUNTY [and] who are actual residents of the town upon the day of the election shall be allowed to vote at such elections. If, within five (5) days prior to an election, the [election judge(s)] SUPERVISORS OF ELECTIONS determine that an uncontested election is scheduled, the Y [election judges] may shorten the number of hours that the polling place will be open. In such event the polls shall be open between the hours of 4:00 p.m. and 8:00 p.m. inclusive. The [election judges] SUPERVISORS OF ELECTIONS shall [prepare] DIRECT THE PREPARATION OF THE ballots containing the names of those persons who have complied with the provisions of this subtitle making them eligible to become a candidate for the office which they seek. EACH CANDIDATE SHALL BE LISTED IN ALPHABETICAL ORDER ON THE BALLOT BY THE NAME, SURNAME AND, IF APPLICABLE, MIDDLE INITIAL, UNDER WHICH THE CANDIDATE IS REGISTERED TO VOTE. The [election judges] SUPERVISORS OF ELECTIONS shall receive all returns of elections and determine all questions arising there under, and shall, at the request of a candidate made in writing and delivered to the Chief [Election Judge] SUPERVISOR OF ELECTIONS within seventy-two hours of the original posting of the election results at town hall, conduct such recount according to procedures they shall adopt prior to the election, provided that the candidate has paid in advance any fee for such recount as may be set from time to time by the Town Council by resolution. Any such fee paid by a candidate for a recount shall be returned to the candidate in the event that the recount shows a counting error in the candidate's favor that alters the outcome of the election.

B. ANY PERSON RESIDING WITHIN THE CORPORATE LIMITS OF THE TOWN WHO IS REGISTERED TO VOTE WITH THE SUPERVISORS OF ELECTIONS FOR PRINCE GEORGE'S COUNTY AND WILL BE AT LEAST 18 YEARS OF AGE ON ELECTION DAY SHALL AUTOMATICALLY BECOME A REGISTERED VOTER OF THE TOWN OF EDMONSTON AND BE ENTITLED TO VOTE AT TOWN GENERAL OR SPECIAL ELECTIONS. [The City Council shall provide, by ordinance, for the universal registration of all eligible voters, in accordance with state law and the establishment and maintenance of voter registration lists, including the procedures to be used for the removal of any name from the voter registration lists.]

Section 3: BE IT FURTHER RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EDMONSTON, MARYLAND that §8, "Qualifications for officers" of the Charter of the Town of Edmonston be and it hereby repealed, reenacted and amended to read as follows:

§ 8 Qualifications for offices.

A. Any person desiring to run for the office of Mayor of the Town of Edmonston shall be at least twenty-three (23) years of age AT THE TIME THE CANDIDATE PETITION IS FILED, shall have resided within the corporate limits of said town at least one (1) year prior to the election and be registered to vote in the town for at least one (1) year prior to the election. Any person desiring to run for a Council position of said Town shall be at least twenty-one (21) years of age AT THE TIME THE CANDIDATE PETITION IS FILED, shall have resided within the corporate limits of said Town at least one (1) year prior to the election[s] and be registered to vote in the Town for at least one (1) year prior to the election. Any person elected to the position of councilmember may not run for or hold another position as councilperson from the same ward until the expiration of his or her current term, regardless of whether such councilperson vacates his or her council position prior to the election. Any person desiring to run for Mayor of said town shall in person obtain from the Town Clerk a petition form, developed by the election judges, [and place his or her signature on the Town Clerk's roster]; and file in person with the Town Clerk the petition containing the names, ADDRESSES AND SIGNATURES of at least twenty (20) QUALIFIED REGISTERED voters of the Town of Edmonston AND ANY REQUIRED FINANCIAL DISCLOSURE FORMS, and pay a filing fee of ten dollars (\$10.); and any person desiring to run for a Council position from the ward in which the person resides shall in person obtain from the Town Clerk a petition form developed by the election judges [and place his or her signature on the Town Clerk's roster]; and file in person said petition with the Town Clerk containing the names ADDRESSES AND SIGNATURES of at least ten (10) QUALIFIED REGISTERED voters in that ward AND ANY REQUIRED FINANCIAL DISCLOSURE FORMS, no later than 5:00 p.m. local time on the 30th day prior to the election, and pay a filing fee of ten dollars (\$10). ANY CANDIDATE PETITIONS THAT DO NOT REFLECT THE NAME UNDER WHICH THE CANDIDATE IS REGISTERED TO VOTE WILL BE REJECTED. The Town Clerk shall cause to be published in some manner as shall give general notice to residents of the Town of Edmonston the names of the persons who have filed their petitions in accordance herewith and the positions to which they aspire.

B. Any person desiring to run for Mayor or Town Council who does not file a petition as provided in Paragraph A of this section may qualify to run for such office as a write-in candidate by obtaining from the Town Clerk a petition form developed by the SUPERVISORS OF ELECTIONS [election judges] [and placing his or her signature on the Town Clerk's roster], and filing in person with the Town Clerk, at least five (5) calendar days before the date of the election, said petition to run as a write-in candidate containing the names ADDRESSES AND SIGNATURES of at least ten (10) persons who are qualified voters, ANY REQUIRED FINANCIAL DISCLOSURE FORMS and a filing fee of ten dollars (\$10).

C. Any person desiring to run for Mayor or a Council position must qualify as a candidate under Paragraph A or Paragraph B of this section. All votes cast in an election for persons who are not qualified as candidates shall be void.

Section 2: BE IT FURTHER RESOLVED that this Resolution is adopted this 10th day of July, 2019 and that the amendment to the Charter of the Town of Edmonston hereby proposed by this enactment, shall be and become effective fifty (50) days after its passage by the Town unless petitioned to referendum in accordance with §4-304 of the Local Government Article, Annotated Code of Maryland, within 40 days following its passage. A complete and exact copy of this Resolution shall be posted in the Town municipal building for forty (40) days following its adoption and a fair summary of the Charter Amendment shall be published in a newspaper having general circulation in the Town not less than (4) times at weekly intervals, also within the forty (40) days following.

Section 3: BE IT FURTHER RESOLVED that as soon as the Charter Amendment hereby enacted becomes effective, either as herein provided or following a referendum, the Clerk of the Town of Edmonston shall send by mail to the Department of Legislative Services, the following information concerning the Charter Amendment: (i) the complete text of this Resolution; (ii) the date of the referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Council of the Town of Edmonston or in a referendum; and (iv) the effective date of the Charter Amendment.

Section 4: BE IT FURTHER RESOLVED that the Clerk of the Town of Edmonston, be, and hereby is specifically enjoined and instructed to carry out the provisions of Sections 2 and 3 as evidence of compliance herewith; and said Clerk shall cause to be affixed to the minutes of the meeting at which the Charter Resolution is adopted an appropriate Certificate of Publication of the newspaper in which the fair summary of the Charter Amendment shall have been published.

Section 5: BE IT FURTHER RESOLVED that if any provision of this Resolution or the Charter amendment adopted by this Resolution, or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Resolution or of the Charter which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Resolution and of the Charter amendment are hereby declared to be severable.

INTRODUCED by the Mayor and Town Council of Edmonston at a regular meeting on the 12th day of June 2019.

ADOPTED by the Mayor and Town Council of Edmonston at a regular meeting on the 10th day of July 2019.

MAYOR AND TOWN COUNCIL OF EDMONSTON Tracy R Gant, Mayor

ATTEST: Averi Gray, Town Clerk

134789 (7-18-7-25-8-1-8-8)

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL REGULAR WORK SESSION MONDAY, JULY 1, 2019

ORDINANCE O-19-16

ORDINANCE concerning CHAPTER 107 – Licensing- For the purpose of reenacting, without amendments, and amending comprehensive regulations Chapter 107 – Licensing of the Code of the City of Seat Pleasant for the purposes of providing a residential rental licensing for dwellings within the City of Seat Pleasant; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the signing of Licensing and withdrawals of funds for The City of Seat Pleasant.

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JULY 8, 2019

RESOLUTION R-20-01

A RESOLUTION concerning DECLARATION AND CONSENT TO A RECESS OF THE COUNCIL OF THE CITY OF SEAT PLEASANT from Wednesday, July 31, 2019 until Friday, August 30, 2019.

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

City Hall 311 68th Pl. Seat Pleasant, Maryland 20743-2125

134785 (7-18-7-25)

NOTICE

Laura H.G. O'Sullivan, et al., Substitute Trustees vs. Stephanie Clark Defendant

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

CIVIL NO. CAEF 19-00045

ORDERED, this 3rd day of July, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6602 Tiara Court, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of August, 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 5th day of August, 2019, next.

The report states the amount of sale to be \$300,200.00.

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

134767 (7-18-7-25-8-1)

NOTICE

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

WILLIAM C. BARNES DAVONYA S. BARNES 5779 Suitland Road Suitland, MD 20746 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-50768

Notice is hereby given this 10th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5779 Suitland 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 12th day of August, 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 12th day of August, 2019, next.

The report states the purchase price at the Foreclosure sale to be \$176,000.00.

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

134790 (7-18-7-25-8-1)

NOTICE

Laura H.G. O'Sullivan, et al., Substitute Trustees vs. Jose Cristobal Hernandez and Maria Mercedes Hernandez Defendants

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

CIVIL NO. CAEF 19-05586

ORDERED, this 12th day of July, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2329 Bellevue Avenue, Cheverly, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of August, 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 12th day of August, 2019, next.

The report states the amount of sale to be \$266,983.53.

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

134793 (7-18-7-25-8-1)

NOTICE

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

IN the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-07127

Notice is hereby given this 10th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7203 Walker Mill Road, 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 12th day of August, 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 12th day of August, 2019, next.

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

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

134791 (7-18-7-25-8-1)

NOTICE

Laura H.G. O'Sullivan, et al., Substitute Trustees vs. Estate of Louvenia J Goldson Defendant

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

CIVIL NO. CAEF 19-04133

ORDERED, this 12th day of July, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5215 Lorraine Drive, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of August, 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 12th day of August, 2019, next.

The report states the amount of sale to be \$200,000.00.

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

134792 (7-18-7-25-8-1)

NOTICE

Carrie M. Ward, et al., 6003 Executive Blvd., Suite 101 Rockville, MD 20852 vs. JAMES MCCASKILL, JR. 2901 Colebrooke Drive Temple Hills, MD 20748 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-10602

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2901 Colebrooke Drive, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2019, next.

The report states the purchase price at the Foreclosure sale to be \$142,900.00.

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

134688 (7-11,7-18,7-25)

LEGALS

NOTICE

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

Substitute Trustees
vs.

ESTATE OF MAVIS NADINE BELT,
PERSONAL REPRESENTATIVE
JOHARI M. BELT
JOHARI M. BELT, SOLELY AND
INDIVIDUALLY
6302 59th Avenue
Riverdale, MD 20737

Defendant(s)

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

Civil Action No. CAEF 19-07086

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6302 59th Avenue, Riverdale, MD 20737, 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 29th day of July, 2019, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of July, 2019, next.

The Report of Sale states the amount of the sale to be Two Hundred Fifteen Thousand Dollars (\$215,000.00).

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

True Copy—Test:
Mahasin El Amin, Clerk
134691 (7-11-7-18,7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

SHEILA A. BUTLER
4100 Cottage Terrace
Brentwood, MD 20722

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 17-15648

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4100 Cottage Terrace, Brentwood, MD 20722, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$244,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
134684 (7-11-7-18,7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

D. JUNE COMER
7705 Pinewood Drive
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 19-04128

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7705 Pinewood Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$186,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
134687 (7-11-7-18,7-25)

NOTICE

IN THE MATTER OF:
Barkanitah Zujatah Hosack

FOR THE CHANGE OF
NAME TO:
Heather Ashleigh Walker

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 19-21439

A petition has been filed to change the name of Barkanitah Zujatah Hosack to Heather Ashleigh Walker.

The latest day by which an objection to the petition may be filed is August 12, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
135840 (7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

ROSE BROWN
3521 Regency Parkway
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 19-07073

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3521 Regency Parkway, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$156,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
134685 (7-11-7-18,7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

DALE L. JERNBERG
ROBBIE S. JERNBERG
6100 Westchester Park Drive
Unit 1617 and Parking Space #56
College Park, MD 20740

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 18-05078

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6100 Westchester Park Drive, Unit 1617 and Parking Space #56, College Park, MD 20740, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$222,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
134690 (7-11-7-18,7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

ELIZABETH SAUNDERS HOLLAND
BENJAMIN F. HOLLAND, III
3006 Geaton Drive
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 18-44570

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3006 Geaton Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$288,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
134689 (7-11-7-18,7-25)

NOTICE

IN THE MATTER OF:
Rosemary Pigeon

FOR THE CHANGE OF
NAME TO:
Rose Marie Pigeon

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 19-21449

A petition has been filed to change the name of Rosemary Pigeon to Rose Marie Pigeon.

The latest day by which an objection to the petition may be filed is August 12, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
135841 (7-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARLTON L MARBLEY

Notice is given that Carlos Marbley, whose address is 7784 Donnell Place Unit A7, District Heights, MD 20747, was on June 13, 2019 appointed Personal Representative of the estate of Carlton L Marbley, who died on May 31, 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 13th day of December, 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.

CARLOS MARBLEY
Personal Representative

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

Estate No. 113945
134795 (7-18-7-25,8-1)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GORDON JOHNSON

Notice is given that Quinten J Johnson, whose address is 10703 Waco Drive, Upper Marlboro, MD 20772, was on June 11, 2019 appointed Personal Representative of the estate of Gordon Johnson, who died on June 3, 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 11th day of December, 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.

QUINTEN J JOHNSON
Personal Representative

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

Estate No. 113863
134797 (7-18-7-25,8-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANK RINALDO
AKA: FRANCIS DOMINIC RINALDO

Notice is given that Mary M Walter, whose address is 3010 Mayberry Avenue, Huntingtown, MD 20639, was on June 14, 2019 appointed Personal Representative of the estate of Frank Rinaldo who died on May 13, 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 14th day of December, 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.

MARY M WALTER
Personal Representative

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

Estate No. 113961
134763 (7-11-7-18,7-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PRESTON WOODARD

Notice is given that Esaias R Woodard, whose address is 6201 Field Street, Capitol Heights, MD 20743, was on June 17, 2019 appointed Personal Representative of the estate of Preston Woodard, who died on June 4, 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 17th day of December, 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.

ESAIAS R WOODARD
Personal Representative

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

Estate No. 113970
134764 (7-11-7-18,7-25)

LEGALS

NOTICE

It is the policy of Doctors Community Hospital, 8118 Good Luck Road, Lanham, Maryland, to adhere to all provisions of the Civil Rights Act of 1964. This policy means that no person is or shall be excluded from participation or denied benefits on the grounds of race, color, religion, sex, national origin, age, physical handicap or otherwise subjected to discrimination in the provision of any care or service. Room assignments as well as referrals to other agencies and facilities when necessary will also be made without regard to race, color, religion, sex, national origin, English proficiency, age or physical handicap. The nondiscriminatory policy of this facility applies to patients, physicians and employees.

134786 (7-18,7-25)

NOTICE

Doctors Community Hospital provides medically necessary services to all persons regardless of their ability to pay. Financial assistance is available for patients who do not have health insurance including Medicaid. Free care is provided to patients whose gross family income is at or below 200 percent of the Federal Poverty Guidelines. Reduced cost programs and medical hardship programs are also available. Financial assistance applications may be obtained in the Emergency or Outpatient Registration Departments as well as by calling the Business Office at 301-552-8186.

134787 (7-18,7-25)

LEGALS

Steven E Hoofnagle
165 Log Canoe Circle, Suite 1
Stevensville, MD 21666
410-643-1823

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YOUNG JI PARK

Notice is given that Lauren Carre, whose address is 26P Queen Way, Chester, MD 21619, was on June 25, 2019 appointed Personal Representative of the estate of Young Ji Park who died on May 16, 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 25th day of December, 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.

LAUREN CARRE
Personal Representative

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

Estate No. 113882
134761 (7-11-7-18,7-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID M TOMAN
AKA: DAVID MATTHEW TOMAN

Notice is given that Debra A Carignan, whose address is 6605 Ellenwood Drive, La Plata, MD 20646 and Michael D Toman, whose address is 8237 Collingdale Way, Montgomery Village, MD 20886, were on July 3, 2019 appointed Co-Personal Representatives of the estate of David M Toman who died on June 8, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of January, 2020.

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

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

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

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

DEBRA A CARIGNAN
MICHAEL D TOMAN
Co-Personal Representatives

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

Estate No. 114110
134766 (7-11-7-18,7-25)

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**
**7705 24TH AVENUE
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Juan Rios Escobar and Alba Alvarado, dated August 31, 2007 and recorded in Liber 28794, Folio 156 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$385,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 6, 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 \$15,000.00 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

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

**2212 PECAN LANE
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Jerry N. Howard and Tanya L. Rainey-Howard, dated April 25, 2007 and recorded in Liber 27783, Folio 502 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$382,000.00, and an original interest rate of 2.880%, 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 **AUGUST 6, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$34,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

134744 (7-18,7-25,8-1)

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

**9208 GEATON PARK PLACE
GLENARDEN, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Joshua Newman and LaReece Walton, dated July 7, 2016 and recorded in Liber 38681, Folio 420 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$520,158.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 6, 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 \$51,000.00 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

134741 (7-18,7-25,8-1)

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

**802 RACHEL COURT
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Calvin Thomas, dated November 25, 2017 and recorded in Liber 40682, Folio 463 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$222,008.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 6, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

134742 (7-18,7-25,8-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**8782 GRASMERE COURT
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Dwayne E. Jones and Susan Jones, dated September 1, 1989, and recorded in Liber 7422 at folio 351 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JULY 30, 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 \$8,000.00 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 # 18-604015)

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

134696 (7-11,7-18,7-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**7106 HAWTHORNE STREET
HYATTSVILLE, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Carrie E. Nichols and Mcgee C. Nichols AKA Curtis M. Nichols, dated November 30, 2006, and recorded in Liber 27437 at folio 216 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JULY 30, 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 \$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 # 2009-04964)

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

134698 (7-11,7-18,7-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**13701 MANED GOOSE LANE
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Angela Haynesworth, dated October 21, 2016, and recorded in Liber 38788 at folio 226 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

**AUGUST 13, 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 \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601032)

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

135807 (7-25,8-1,8-8)

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

7302 RIGGS ROAD, UNIT 102
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Lugenia G. Powell, dated March 4, 2008 and recorded in Liber 29552, Folio 349 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$88,900.00, and an original interest rate of 3.812%, 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 **AUGUST 13, 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 being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$7,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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135801 (7-25,8-1,8-8)

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

9300 UTICA PLACE
SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust from Laurence R. King, dated February 28, 2003 and recorded in Liber 17296, Folio 488 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$282,100.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 13, 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 \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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135803 (7-25,8-1,8-8)

LEGALS

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600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14769 LONDON LANE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Carolyn T. Adams, dated August 25, 2014 and recorded in Liber 36358, Folio 389 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,200.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 13, 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 \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefe, and Christianna Kersey,
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135804 (7-25,8-1,8-8)

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Fax (301) 627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

13203 WARBURTON DRIVE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Irma Yolanda P. Roldan and Cesar Benitez Garcia, dated February 23, 2007, and recorded in Liber 27292 at folio 689 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

AUGUST 13, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-603906)

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

135826 (7-25,8-1,8-8)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

26 POST OFFICE AVENUE
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Linda Martin, Jay Smith and Chris Martin, dated May 9, 2007, and recorded in Liber 27880 at folio 020 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

AUGUST 13, 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 \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603963)

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

135827 (7-25,8-1,8-8)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

2108 COLUMBIA AVENUE
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Noble Williams Ajebon, dated March 8, 2007, and recorded in Liber 27473 at folio 353 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

AUGUST 13, 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 \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% 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 # 18-603957)

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

135828 (7-25,8-1,8-8)

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

**5816 FOLGATE COURT
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Victor Reyes and Cassandra Reyes, dated March 18, 2011 and recorded in Liber 32776, Folio 166 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$225,688.00, and an original interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 13, 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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135805 (7-25,8-1,8-8)

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

**1216 GOLF COURSE DRIVE
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Terri N. Nichols, dated July 13, 2017 and recorded in Liber 39838, Folio 265 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$322,150.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 13, 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 \$32,000.00 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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135806 (7-25,8-1,8-8)

LEGALS

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Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10703 MARLBORO PIKE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from James C. Linn and Leyla A. Sheahin a/k/a Leyla A. Linn, dated May 8, 2007 and recorded in Liber 28002, Folio 300 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$1,500,000.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 13, 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 \$85,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

135854 (7-25,8-1,8-8)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

RASHEBA I. EASON
3310 Huntley Square Drive
Unit T1
Temple Hills A/R/T/A
Camp Springs, MD 20748
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-15682**

Notice is hereby given this 16th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3310 Huntley Square Drive, Unit T1, Temple Hills A/R/T/A Camp Springs, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of August, 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 16th day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$57,200.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
135845 (7-25,8-1,8-8)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ENIFOME O. WILLIAMS
7806 Hanover Parkway
Unit 104
Greenbelt, MD 20770
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-07088**

Notice is hereby given this 16th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7806 Hanover Parkway, Unit 104, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of August, 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 16th day of August, 2019.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
135846 (7-25,8-1,8-8)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

**MADIA F. TERRY
OLLIE V. FINLEY**
4632 Colonel Fenwick Place
Unit 409
Upper Marlboro, MD 20772
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-07110**

Notice is hereby given this 16th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4632 Colonel Fenwick Place, Unit 409, 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 16th day of August, 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 16th day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$209,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
135847 (7-25,8-1,8-8)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

CASSANDRA CUFFEE-GRAVES
10005 Muirfield Drive
Upper Marlboro, MD 20772
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-08685**

Notice is hereby given this 16th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10005 Muirfield 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 16th day of August, 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 16th day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$231,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
135848 (7-25,8-1,8-8)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

**MARCUS E. SPRIGGS
STEPHANIE SPRIGGS**
14413 Windy Oak Circle
Upper Marlboro, MD 20772
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-44163**

Notice is hereby given this 16th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14413 Windy Oak Circle, 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 16th day of August, 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 16th day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$420,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
135849 (7-25,8-1,8-8)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

**NICOLE MARROW SUMMERS
KEVIN LORENZO SUMMERS**
1528 Rollins Avenue
Capitol Heights, MD 20743
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-39158**

Notice is hereby given this 16th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1528 Rollins Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of August, 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 16th day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$309,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
135850 (7-25,8-1,8-8)

NOTICE

IN THE MATTER OF:
Richie Kusi-Amoah

FOR THE CHANGE OF
NAME TO:
Richie Kusi Amoah

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-21459**

A petition has been filed to change the name of Richie Kusi-Amoah to Richie Kusi Amoah.

The latest day by which an objection to the petition may be filed is August 12, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
135842 (7-25)

NOTICE

IN THE MATTER OF:
Vera Ngezem

FOR THE CHANGE OF
NAME TO:
Vera Tanjong-Onumajuru

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-21580**

A petition has been filed to change the name of Vera Ngezem to Vera Tanjong-Onumajuru.

The latest day by which an objection to the petition may be filed is August 12, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
135843 (7-25)

NOTICE

IN THE MATTER OF:
Kelly Melissa Alvarado

FOR THE CHANGE OF
NAME TO:
Kelly Melissa Alvarado Machuca

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-21791**

A petition has been filed to change the name of Kelly Melissa Alvarado to Kelly Melissa Alvarado Machuca.

The latest day by which an objection to the petition may be filed is August 12, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
135844 (7-25)

NOTICE

IN THE MATTER OF:
Isatu Augusta Kargbo

FOR THE CHANGE OF
NAME TO:
Isatu Augusta Sesay

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-22118**

A petition has been filed to change the name of (Minor Child(ren)) Isatu Augusta Kargbo to Isatu Augusta Sesay.

The latest day by which an objection to the petition may be filed is August 19, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
135865 (7-25)

NOTICE

IN THE MATTER OF:
Victoria Lorenza Nunez

FOR THE CHANGE OF
NAME TO:
Victoria Flores

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-21434**

A petition has been filed to change the name of (Minor Child(ren)) Victoria Lorenza Nunez to Victoria Flores.

The latest day by which an objection to the petition may be filed is August 12, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
135839 (7-25)

**THE
PRINCE
GEORGE'S
POST
Call 301-627-0900
Fax 301-627-6260
SUBSCRIBE
TODAY!**

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

8803 ROYAL RIDGE LANE
LAUREL, MARYLAND 20708

By virtue of the power and authority contained in a Deed of Trust from Fausto Guillen Flores and Manfredo Orlando Mejia, dated June 30, 2014, and recorded in Liber 36263 at folio 105 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 30, 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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602984)

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

134699 (7-11,7-18,7-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7009 MASON STREET
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Desta Daggett, dated July 18, 2016, and recorded in Liber 38757 at folio 183 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 30, 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 \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600954)

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

134700 (7-11,7-18,7-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

11802 FOREST KNOLL COURT
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Thomas J. Haynes and Chenelle Harris, dated May 22, 2015, and recorded in Liber 37997 at folio 581 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 30, 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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602526)

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

134701 (7-11,7-18,7-25)

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

9533 FORT FOOTE RD
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Lenora A. Harris, dated September 24, 2003 and recorded in Liber 18763, Folio 184 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$104,600.00, 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 **AUGUST 6, 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 \$6,800.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

134734 (7-18,7-25,8-1)

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

6912 40TH AVENUE
UNIVERSITY PARK, MD 20782

Under a power of sale contained in a certain Deed of Trust from Melvin K. Elam, dated March 9, 2005 and recorded in Liber 22122, Folio 445 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$358,400.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 6, 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 \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

134735 (7-18,7-25,8-1)

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

4305 RUSTLING LEAVES TERRACE
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Sharlene A. Wallace, Shardie Dunbar and Joseph Wallace, dated May 19, 2006 and recorded in Liber 25303, Folio 345 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 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 **AUGUST 6, 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 \$55,000.00 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

134736 (7-18,7-25,8-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**2109 RITCHIE ROAD
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Gordon C. Carpenter and Jackie M. Carpenter, dated September 15, 2006, and recorded in Liber 26346 at folio 135 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JULY 30, 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 \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-607549)

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
134702 (7-11,7-18,7-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$390.00 in each and every year.

**6518 WALTERS PLACE
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Darlee Washington, dated February 4, 2008, and recorded in Liber 29347 at folio 070 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

**AUGUST 6, 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600825)

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
134730 (7-18,7-25,8-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**9050 HARDESTY DRIVE
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Hazel Terrell, dated November 20, 2007, and recorded in Liber 28986 at folio 644 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

**AUGUST 13, 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 \$45,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-26945)

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
135829 (7-25,8-1,8-8)

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

**3504 WAYNESWOOD ROAD
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Anna K. Wilson, dated March 20, 2012 and recorded in Liber 33479, Folio 306 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on July 2, 2018 in the Land Records of Prince George's County at Liber No. 41090, Folio 100, with an original principal balance of \$152,922.00, 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 **AUGUST 6, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$12,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees
Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com
134737 (7-18,7-25,8-1)

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

**913 HILL ROAD
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Almgernon J. Cooper, III, dated August 26, 2011 and recorded in Liber 33000, Folio 115 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$184,315.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 6, 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
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Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com
134738 (7-18,7-25,8-1)

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

**4903 GRID STREET
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from David A. Merkel and Diane G. Merkel, dated May 25, 2007 and recorded in Liber 28588, Folio 639 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$313,600.00, and an original interest rate of 3.500%, 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 **AUGUST 6, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael 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
134739 (7-18,7-25,8-1)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

MINYI CHEN
TU NGUYEN
TUAN D. NGUYEN
10512 Thorne Drive
Fort Washington, MD 20744
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-14778

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10512 Thorne Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$569,880.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134692 (7-11,7-18,7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

DAVITTA BAKER
GREGORY BAKER
10201 Spring Water Lane
Upper Marlboro, MD 20772
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-00100

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10201 Spring Water Lane, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$371,501.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134693 (7-11,7-18,7-25)

NOTICE

Truman 2016 SC6 MD ML, LLC
c/o BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Attorney for the Plaintiff

vs.

APRIL AUGUSTINE ASHLEY
GEORGE W. ASHLEY
1418 Farmingdale Avenue
Capitol Heights, MD 20743
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-05580

Notice is hereby given this 17th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1418 Farmingdale Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of August, 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 19th day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$130,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
135853 (7-25,8-1,8-8)

NOTICE

IN THE MATTER OF:
LaRuth Harper

FOR THE CHANGE OF NAME TO:
LaRuth McKenzie

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-21981

A petition has been filed to change the name of LaRuth Harper to LaRuth McKenzie.

The latest day by which an objection to the petition may be filed is August 19, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
135866 (7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

CAROLYN A. HUCKSTEP
1732 Tulip Avenue
District Heights, MD 20747
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-05366

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1732 Tulip Avenue, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$203,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134717 (7-11,7-18,7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JONATHAN KIRBY
JEANETTE SUTTON
16435 Pleasant Hill Court
Bowie, MD 20716
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-32361

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16435 Pleasant Hill Court, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$237,265.44.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134718 (7-11,7-18,7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

TEOAKIE L. LOWERY
ROSCOE WILLIAMS, JR.
119 Seneca Drive
Oxon Hill, MD 20745
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-02188

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 119 Seneca Drive, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$183,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134723 (7-11,7-18,7-25)

NOTICE

IN THE MATTER OF:
Yanira Santiago Rodriguez

FOR THE CHANGE OF NAME TO:
Yanira Santiago Forrester

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-21984

A petition has been filed to change the name of Yanira Santiago Rodriguez to Yanira Santiago Forrester.

The latest day by which an objection to the petition may be filed is August 19, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
135868 (7-25)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ALICE B. THOMAS
JOSEPH LEROY THOMAS, JR.
16703 Mattawoman Lane
Waldorf, MD 20601
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-37087

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16703 Mattawoman Lane, Waldorf, MD 20601, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$175,560.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134719 (7-11,7-18,7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

SABRINA J. BROWN
WILLIE L. BROWN
9005 Loughran Road
Fort Washington, MD 20744
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-12104

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9005 Loughran Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$258,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134721 (7-11,7-18,7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ILYA CONTRERAS
SANTIAGO CONTRERAS
7010 Greeley Road
Hyattsville, MD 20785
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-07112

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7010 Greeley Road, 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 1st day of August, 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 1st day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$180,700.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134724 (7-11,7-18,7-25)

NOTICE

IN THE MATTER OF:
Linda Charlotte Reed Howard

FOR THE CHANGE OF NAME TO:
Charlotte Linda Reed Howard

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-22536

A petition has been filed to change the name of Linda Charlotte Reed Howard to Charlotte Linda Reed Howard.

The latest day by which an objection to the petition may be filed is August 19, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
135869 (7-25)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

CONSTANCE F. FRYE
LILLIE M. FRYE
2212 Dawn Lane
Temple Hills A/R/T/A
Hillcrest Heights, MD 20748
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-39185

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2212 Dawn Lane, Temple Hills A/R/T/A Hillcrest Heights, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2019.

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

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134720 (7-11,7-18,7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

KENICE R. JAMES
7601 Fontainebleau Drive
Unit 2309
New Carrollton, MD 20784
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-12099

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7601 Fontainebleau Drive, Unit 2309, New Carrollton, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$76,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134722 (7-11,7-18,7-25)

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

Babbie Ann Potter
700 Poplar Branch Lane
Penhook, VA 24137

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit court of Franklin county, Virginia appointed Babbie Ann Potter, whose address is 700 Poplar Branch Lane, Penhook, VA 24137, as the Personal Representative of the Estate of Phillip Calvin Potter who died on October 24, 2018 domiciled in Franklin County, Virginia.

The Maryland resident agent for service of process is Lewis Lovett, whose address is 7316 Finns Lane, Lanham, MD 20706.

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.

BABBIE A. POTTER
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 113915
134765 (7-11,7-18,7-25)

LEGALS

MECHANIC'S LIEN SALE

Patricia Huffman will sell at public auction the following mobile homes under & by virtue of section 16-202 and 16207 of the Maryland statutes for repairs, storage & other lawful charges. Cash Public Sale.

Mobile Homes

1998 FLEE
VIN# VAFLW19A50178WG13

1998 COMM
VIN# CW33022AB

1974 HOMT
VIN# 03101894H

1972 HOME
VIN# MP4980F

1972 MARLETTE
VIN# P12265FD313XW10954

1973 MARLETTE
VIN# P24348DW8

1973 CRES
VIN# C1079

1978 REDM
VIN# R160G3LORE12208885

1975 GATSBY
VIN# 9420

1983 HILLCREST
VIN# B90705482

1974 HOMT
VIN# 30738

Sale to be held at the Circuit Court for Prince George's County, 14735 Main Street Upper Marlboro, MD 20772 (more specifically, nearest the West Court Drive side of the courtyard) at **10:30am on Monday, July 29, 2019**. Bidders must register with the Auctioneer by 10:15am. Auctioneer reserves the right to post a minimum bid.

Patricia Huffman
630 Deale Road Deale MD 20751
443-684-9299

134771 (7-18,7-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

WENDY NICOLE RUSSELL
4224 Lavender Lane
Bowie, MD 20720
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-07133

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4224 Lavender Lane, 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 29th day of July, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$240,920.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134686 (7-11,7-18,7-25)

MEMORANDUM AND ORDER OF COURT

RONALD CONOVER, et al
Plaintiff,
vs.
LAWRENCE HINTON, et al
Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. CAL 18-32538

The above captioned matter has come before the Court on the Motion to Modify Scheduling Order (docket entry 32). After a review of the court file, a Second Amended Motion for Alternative Service (docket entry 28) was ruled by the Court as being moot (docket entry 31) due to the Affidavit of Service filed on May 24, 2019 (docket entry 27). Unfortunately, service by first class mail is not in accordance with Maryland Rule 2-121; it is, therefore, this 26th day of June, 2019, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that the Motion for Alternative Service is **GRANTED**; and it is further,

ORDERED, that the Defendant, Lawrence Hinton will be served pursuant to Maryland Rule 2-122(a)(2); (1) by publishing this notice at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George's County, the county in which this action is pending; and (2) by mailing a copy of the Writ of Summons and Complaint for Demand for Jury Trial to Defendant Lawrence Hinton's last known address at: 4473 Forbes Blvd., Lanham, MD 20706; and it is further,

ORDERED, that the Motion to Modify Scheduling Order is **GRANTED** and the Pre-Trial Conference scheduling for August 7th is rescheduled to September 26, 2019 at 8:45 a.m. before Judge Davey.

JOHN P. DAVEY, Judge
Circuit Court for Prince George's County
True Copy—Test:
Mahasin El Amin, Clerk
134788 (7-18,7-25,8-1)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

WILLIAM A. FRAZIER, JR.
THERESA M. FRAZIER
925 Clovis Avenue
Capitol Heights, MD 20743
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-14135

Notice is hereby given this 16th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 925 Clovis Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of August, 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 16th day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$167,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
135851 (7-25,8-1,8-8)

ORDER OF PUBLICATION

KATHRIN MOORE
Plaintiff

vs.

MICHAEL W. BOLDEN
and
ROBIN THOMAS

and
PRINCE GEORGE'S COUNTY, MD
and

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

Kent, 13th Election District of Prince George's County, Maryland described as follows: Unit 6-103, Bld G 6, 2,653.0000 Sq.Ft. & Imps, Pines Condominium, Assmt \$75,000, Lib 06442 F1 245 Unit 6-103 and assessed to Bolden Michael W. & Robin Thomas; having a street address of 10210 Prince Place, Condo Unit 6-103, Upper Marlboro, MD 20774.

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 19-21137

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

Kent, 13th Election District of Prince George's County, Maryland described as follows: Unit 6-103, Bld G 6, 2,653.0000 Sq.Ft. & Imps, Pines Condominium, Assmt \$75,000, Lib 06442 F1 245 Unit 6-103 and assessed to Bolden Michael W. & Robin Thomas; having a street address of 10210 Prince Place, Condo Unit 6-103, Upper Marlboro, MD 20774.

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

It is thereupon this 15th day of July, 2019 by the Circuit Court for Prince George's County, Maryland, **ORDERED**, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 17th day of September, 2019 and redeem the property known as 10210 Prince Place, Condo Unit 6-103, Upper Marlboro, MD 20774 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
135831 (7-25,8-1,8-8)

THE PRINCE GEORGE'S POST
Call 301-627-0900
Fax 301-627-6260
SUBSCRIBE TODAY!

LEGALS

NOTICE OF PUBLICATION

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

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

LOT 10, CEDAR AVE FORT WASHINGTON 20744-0000
 also known as Account Number 05-0278853

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-14689

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

LOT 10, CEDAR AVE FORT WASHINGTON 20744-0000

also known as Account Number: 05-0278853

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 15th day of July, 2019, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of September, 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
 135830 (7-25,8-1,8-8)

ORDER OF PUBLICATION

LBJ PROPERTIES, INC. Plaintiff
 v.

OAK CREEK CLUB CORPORATION, HELENA ANNE FINERAN, CAROL A. DIAZ, ANTHONY JOSEPH LOPEZ, DONALD FRANK LOPEZ, ALEJO JAMES LOPEZ, CARMEN SOLEDAD LOPEZ, FRANCISCO LOPEZ, JR., ANA MARIA LOPEZ, PILAR LOPEZ JENNINGS, ALEXANDER COSTA, OPHELIA RITA COSTA, JANINA MARIA STANGEBYE, AND PRINCE GEORGE'S COUNTY, MD

THE TESTATE AND INTESTATE SUCCESSORS OF ALEJO LOPEZ, JR., BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED; ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, GRANTEEES, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

Queen Anne, 7th Election District of Prince George's County, MD 23,000 Acres, Assmt \$23,000 Map 077 Grid A2 Par 002 Liber 17941 Folio 353 and assessed to Fineran Helen A & Carol A Diaz, et al. under Account Number 0771279, having a street address of 000000 Leeland Rd, Upper Marlboro, MD 20772.

In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 19-21115

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

Queen Anne, 7th Election District of Prince George's County, MD 23,000 Acres, Assmt \$23,000 Map 077 Grid A2 Par 002 Liber 17941 Folio 353 and assessed to Fineran Helen A & Carol A Diaz, et al. under Account Number 0771279, having a street address of 000000 Leeland Rd, Upper Marlboro, MD 20772. (Subsequent to the issuance of the Certificate of Tax Sale this property was assigned a street number and address of 14800 Leeland Road, Upper Marlboro, MD 20772).

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

It is thereupon this 15th day of July, 2019 by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 17th day of September, 2019 and redeem the property known as 000000 Leeland Rd, Upper Marlboro 20772 (now having the street address of 14800 Leeland Rd., Upper Marlboro, MD 20772) or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

MAHASIN EL AMIN
 Clerk of the Circuit Court for Prince George's County, Maryland
 True Copy—Test:
 Mahasin El Amin, Clerk
 135835 (7-25,8-1,8-8)

ORDER OF PUBLICATION

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

vs.
 EDWARD K. ANSONG 6538 Princess Garden Parkway Lanham MD 20701

PRINCE GEORGE'S COUNTY'S COUNTY'S ATTORNEY'S OFFICE 17435 Main St. M3403 Upper Marlboro MD 20772

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, DEVISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 19-21064

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

"Riverdale Heig HTS 3,613.0000 Sq. Ft. Riverdale Heights Lot 40 Blk 23 Assmt \$ 71.40 Lib 29915 Fl 318 and assessed to Ansong Edward K."

The Property address is 6303 61st Place, Riverdale MD 20737.

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

It is thereupon this 15th day of July, 2019, by the Circuit Court for Prince George's County, Maryland,

ORDERED; that Notice be given by the insertion of a copy of this Order in The Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 9th day of August, 2019, warning all persons interested in the property to appear in this Court by the 17th day of September, 2019, and redeem the property and answer the Bill of 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
 135833 (7-25,8-1,8-8)

NOTICE

IN THE MATTER OF:
Sob Alot Robert Delphine Mbibe Ngulenuba Sharell Sob Mabue Rodelle Sob Manchin

FOR THE CHANGE OF NAME TO:
Robert Alot Sob Delphine Ngulenuba Sob Sharell Mabue Sob Rodelle Manchin Sob

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-22810

A petition has been filed to change the name of Sob Alot Robert to Robert Alot Sob and Delphine Mbibe Ngulenuba to Delphine Ngulenuba Sob and Sharell Sob Mabue to Sharell Mabue Sob and Rodelle Sob Manchin to Rodelle Manchin Sob.

The latest day by which an objection to the petition may be filed is August 19, 2019.

Mahasin El Amin
 Clerk of the Circuit Court for Prince George's County, Maryland
 135867 (7-25)

LEGALS

ORDER OF PUBLICATION

KATHRIN MOORE Plaintiff
 v.
 CHERYL ADEYERI
 and
 PRINCE GEORGE'S COUNTY, MD
 and

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

Marlboro, 3rd Election District of Prince George's County, Maryland described as follows: 3,913.0000 Sq.Ft. & Imps. Marlborough Condo, Assmt \$103,333, Lib 38433, Fl 316, Unit 445 and assessed to Adeyeri Cheryl; having a street address of 4752 Colonel Ashton Pl., Unit 445, Upper Marlboro, MD 20772.

In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 19-21138

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

Marlboro, 3rd Election District of Prince George's County, Maryland described as follows: 3,913.0000 Sq.Ft. & Imps. Marlborough Condo, Assmt \$103,333, Lib 38433, Fl 316, Unit 445 and assessed to Adeyeri Cheryl; having a street address of 4752 Colonel Ashton Pl., Unit 445, Upper Marlboro, MD 20772.

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

It is thereupon this 15th day of July, 2019 by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 17th day of September, 2019 and redeem the property known as 4752 Colonel Ashton Place, Condo Unit 445, Upper Marlboro, MD 20772 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

MAHASIN EL AMIN
 Clerk of the Circuit Court for Prince George's County, Maryland
 True Copy—Test:
 Mahasin El Amin, Clerk
 135832 (7-25,8-1,8-8)

Charles E. Walton, Esq.
 10905 Fort Washington Road Suite 201
 Fort Washington, MD 20744
 301-292-8357

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DOROTHY C. GILMORE**

Notice is given that Charles E. Walton, whose address is 10905 Fort Washington Road, Suite 201 Fort Washington, MD 20744, was on March 26, 2019 appointed Personal Representative of the estate of Dorothy C. Gilmore who died on February 25, 2019 with a will.

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

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

CHARLES E. WALTON
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
 Estate No. 113121
 135863 (7-25,8-1,8-8)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BETTY JEAN WINDSOR**

Notice is given that Kassy Schantz, whose address is 5605 Justis Place, Alexandria, VA 22310, was on July 9, 2019 appointed personal representative of the small estate of Betty Jean Windsor who died on December 23, 2017 with a will.

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

All persons having any objection to the appointment 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.

KASSY SCHANTZ
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
 Estate No. 114008
 135862 (7-25,8-1,8-8)

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
 Estate No. 108930
 135837 (7-25)

Jean Roger Buchen, Esq.
 4335 Powell School Road
 Pittsville, MD 21850
 410-835-2114

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LACY DAVIS**

Notice is given that Vicky D Fraley, whose address is 12623 Catocoin Furnace Road, Thurmont, MD 21788, was on July 1, 2019 appointed Personal Representative of the estate of Lacy Davis who died on May 30, 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 1st day of January, 2020.

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.

VICKY D FRALEY
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
 Estate No. 114066
 135864 (7-25,8-1,8-8)

NOTICE

IN THE MATTER OF:
Marc Geoffrey Vogelhut

FOR THE CHANGE OF NAME TO:
Margaret Anne Vogelhut

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-22824

A petition has been filed to change the name of Marc Geoffrey Vogelhut to Margaret Anne Vogelhut.

The latest day by which an objection to the petition may be filed is August 19, 2019.

Mahasin El Amin
 Clerk of the Circuit Court for Prince George's County, Maryland
 135870 (7-25)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CAROL L STINER**

Notice is given that Anthony Stiner, whose address is 219 Golden Eagle Way, Belcamp, MD 21017, was on June 24, 2019 appointed Personal Representative of the estate of Carol L. Stiner, who died on June 6, 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 24th day of December, 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.

ANTHONY STINER
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
 Estate No. 114008
 135862 (7-25,8-1,8-8)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
 P.O. Box 1729
 Upper Marlboro, Maryland 20773

In The Estate Of: CURTIS DONALD WOMACK
Estate No.: 114011

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Ijal Hasan for judicial probate of the copy of the will dated 10/27/2010 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **September 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
 135856 (7-25,8-1)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
 P.O. Box 1729
 Upper Marlboro, Maryland 20773

In The Estate Of: MAXWELL A. JONES
AKA MAXWELL ANDREW JONES
Estate No.: 112154

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Cheryl A. Jones for judicial probate of the copy of the will dated 07/26/2012, the copy of the first codicil dated 04/24/2014, the second codicil dated 09/28/2018 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **August 26, 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
 135857 (7-25,8-1)

NOTICE

IN THE MATTER OF:
Markell Jerome Williams

FOR THE CHANGE OF NAME TO:
Markell Jerome Anderson

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-22842

A petition has been filed to change the name of Markell Jerome Williams to Markell Jerome Anderson.

The latest day by which an objection to the petition may be filed is August 19, 2019.

Mahasin El Amin
 Clerk of the Circuit Court for Prince George's County, Maryland
 135871 (7-25)

NOTICE OF SALE

KOLA A. ROBINSON Plaintiff,
 v.
 IYABO H. ROBINSON Defendant.

In the Circuit Court for Prince George's County, Maryland
CAD 18-10477

Notice is hereby issued this 28th day of June, 2019, by the CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, Maryland, that the sale of 9928 Oxbridge Way, Bowie, MD 20721, made and reported by Isaac H. Marks, Sr., Esquire, Court-appointed Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2019; provided a copy of this Notice be inserted in a newspaper published in said County once in each of three (3) successive weeks before July 29, 2019.

The report states the amount of the sale to be \$495,000.00.

MAHASIN EL AMIN
 Clerk of the Circuit Court for Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 134694 (7-11,7-18,7-25)

NOTICE

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

vs.
 DEMETRIE T. BROWN
 LAVON Y. BROWN
 915 Manor House Drive
 Upper Marlboro, MD 20774
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-05545

Notice is hereby given this 17th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 915 Manor House Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of August, 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 19th day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$500,000.00.

MAHASIN EL AMIN
 Clerk, Circuit Court for Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 135852 (7-25,8-1,8-8)

THE

PRINCE

GEORGE'S POST

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TODAY!

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
 P.O. Box 1729
 Upper Marlboro, Maryland 20773

In The Estate Of: ROBERT R. WILLIAMSON
Estate No.: 111712

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