



**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**

**7716 BLUE POINT AVE.  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated March 30, 2001 and recorded in Liber 14539, Folio 12 among the Land Records of Prince George's County, MD, with an original principal balance of \$282,350.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 27, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 323481-2)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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

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

135938 (8-8,8-15,8-22)

**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**

**5707 MARY A CT.  
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust dated May 13, 2008 and recorded in Liber 29740, Folio 40 among the Land Records of Prince George's County, MD, with an original principal balance of \$242,400.00, 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 27, 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 \$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. 206957-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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

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

135939 (8-8,8-15,8-22)

**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**

**2125 CONGRESSBURY PLACE  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Mark A. Harrison, dated May 12, 2017 and recorded in Liber 39646, Folio 261 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$388,170.00, and an original interest rate of 4.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 20, 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 \$42,000.00 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](http://www.mid-atlanticauctioneers.com)

135882 (8-1,8-8,8-15)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ROBERT BRUCE SCHIMMEL  
13603 Woodmore Road  
Bowie, MD 20721

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-37076**

Notice is hereby given this 26th 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 13603 Woodmore Road, Bowie, MD 20721, made and reported by the Substitute Trustee, will be **RATIFIED AND CONFIRMED**, unless cause to the contrary thereof be shown on or before the 26th 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 26th day of August, 2019. The report states the purchase price at the Foreclosure sale to be \$231,137.50.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
135904 (8-1,8-8,8-15)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

IRVING C. HINTON  
704 71st Avenue  
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-44528**

Notice is hereby given this 26th 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 704 71st Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be **RATIFIED AND CONFIRMED**, unless cause to the contrary thereof be shown on or before the 26th day of 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 26th day of August, 2019. The report states the purchase price at the Foreclosure sale to be \$112,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
135903 (8-1,8-8,8-15)

**ENACTED BILLS**

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

**CB-013-2019 - AN ORDINANCE CONCERNING C-O ZONE** for the purpose of permitting Eating or Drinking Establishments, with drive-through service, in the C-O (Commercial Office) Zone, under certain circumstances. **ENACTED: 7/23/2019; EFFECTIVE: 9/9/2019**

**CB-022-2019 (DR-2) - AN ORDINANCE CONCERNING RESIDENTIAL ZONES -- DEVELOPMENT REGULATIONS -- BEDROOM PERCENTAGES** for the purpose of repealing the limitations on bedroom percentages for multifamily residential development set for in the Zoning Ordinance of Prince George's County, Maryland. **ENACTED: 7/23/2019; EFFECTIVE: 9/9/2019**

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

**ATTEST:  
Donna J. Brown  
Acting Clerk of the Council**

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

135965 (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**

**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](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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

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

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](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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

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

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**

**2307 CRESTLAWN AVE.  
LANDOVER A/R/T/A CHEVERLY, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated November 17, 2008 and recorded in Liber 30849, Folio 80 among the Land Records of Prince George's County, MD, with an original principal balance of \$457,500.00, 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 27, 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 \$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. 198827-1)

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

135940

(8-8,8-15,8-22)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**11614 DUCKETTOWN RD.  
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust dated July 24, 2017 and recorded in Liber 39904, Folio 443 among the Land Records of Prince George's County, MD, with an original principal balance of \$392,755.00, 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 27, 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 \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 336471-1)

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

135941

(8-8,8-15,8-22)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**5816 PLATA ST.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated May 30, 2006 and recorded in Liber 25810, Folio 589 among the Land Records of Prince George's County, MD, with an original principal balance of \$311,600.00, 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 27, 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 \$30,000 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. 323461-2)

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

135942

(8-8,8-15,8-22)

**LEGALS**

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

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

**5707 SKYE DRIVE  
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Kedoni Hill, dated January 7, 2016, and recorded in Liber 37831 at folio 397 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**AUGUST 27, 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 \$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 # 19-600811)

**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

135930

(8-8,8-15,8-22)

**LEGALS**

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

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

**6006 LONGFELLOW STREET  
RIVERDALE, MARYLAND 20737**

By virtue of the power and authority contained in a Deed of Trust from Estate Of Mia Jackson, dated October 5, 2012, and recorded in Liber 34086 at folio 488 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 27, 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 \$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 # 18-603629)

**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

135931

(8-8,8-15,8-22)

**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)

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*The Prince George's Post*

Call Brenda Boice at

**301-627-0900**

**LEGALS**

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Rockville, MD 20852  
(301) 961-6555

**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**

**4809 HAMILTON ST.  
HYATTSVILLE, MD 20781**

Under a power of sale contained in a certain Deed of Trust dated December 27, 2006 and recorded in Liber 27223, Folio 653 among the Land Records of Prince George's County, MD, with an original principal balance of \$219,800.00, 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 27, 2019 AT 11:10 AM**

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

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

Terms of Sale: A deposit of \$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. 339687-1)

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

135943 (8-8,8-15,8-22)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**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)

**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**

**9806 HUXLEY DR.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated November 23, 2005 and recorded in Liber 24998, Folio 362 among the Land Records of Prince George's County, MD, with an original principal balance of \$540,200.00, 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 27, 2019 AT 11:11 AM**

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

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

Terms of Sale: A deposit of \$60,000 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. 336345-1)

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

135944 (8-8,8-15,8-22)

**LEGALS**

**KMA LAW OFFICE**  
Karen M. Authement  
540 Ritchie Hwy., Suite #201  
Severna Park, MD 21146  
410-777-8646

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

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
WILLIAM R. BOHLAYER**

Notice is given that William P Bohlayer, whose address is 139 Bolm Road, Millersville, MD 21108, was on July 19, 2019 appointed Personal Representative of the estate of William R. Bohlayer, who died on May 8, 2008 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 19th 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 hereafter. Claim forms may be obtained from the Register of Wills.

**WILLIAM P. BOHLAYER**  
Personal Representative

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

Estate No. 114253

136013 (8-8,8-15,8-22)



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

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FLORENCE M APPLING**

Notice is given that Osha Banks, whose address is 307 Mairn Court, Upper Marlboro, MD 20774, was on July 31, 2019 appointed Personal Representative of the estate of Florence M Appling who died on February 20, 2019 with a will.

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

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 hereafter. Claim forms may be obtained from the Register of Wills.

**OSHA BANKS**  
Personal Representative

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

Estate No. 113606

136014 (8-8,8-15,8-22)

**The Prince  
George's Post**

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**Call Brenda Boice at  
301-627-0900**

**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**

**6819 WESTCHESTER CT.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated September 15, 2006 and recorded in Liber 26084, Folio 437 among the Land Records of Prince George's County, MD, with an original principal balance of \$202,300.00, 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 20, 2019 AT 11:19 AM**

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 334455-1)

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

135901 (8-1,8-8,8-15)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
11659 Cosca Park Drive, Clinton, MD 20735**

By virtue of the power and authority contained in a Deed of Trust from PATRICIA A. STAPLE, dated September 23, 1993 and recorded in Liber 9347 at Folio 116 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, AUGUST 21, 2019  
AT 3:05 P.M.**

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

LOT NUMBERED SEVENTY-EIGHT (78), IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS PLAT TWO SECTION THREE "BONIWOOD", AS PER PLAT RECORDED IN PLAT RECORDED IN PLAT BOOK NLP 125 AT PLAT NO.71, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING LOCATED IN THE 9TH ELECTION DISTRICT OF SAID COUNTY.

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

**TERMS OF SALE:** A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

135881 (8-1,8-8,8-15)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
9205 New Hampshire Avenue, Condo Unit: A-3,  
Hyattsville, MD 20783**

By virtue of the power and authority contained in a Deed of Trust from ANDERSON RAWLINGS, JR, dated August 16, 2004 and recorded in Liber 20509 at Folio 015 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, AUGUST 21, 2019  
AT 3:15 P.M.**

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

UNIT NO A-THREE (A-3) IN BUILDING NO THREE (3) IN A CONDOMINIUM KNOWN AS "PRESIDENTIAL PARK CONDOMINIUM", AS ESTABLISHED BY A CONDOMINIUM DECLARATION RECORDED IN LIBER 5423 AT FOLIO 767, AND AS SHOWN ON THE CONDOMINIUM PLAT RECORDED IN PLAT BOOK NLP 110, AS PLATS 16 THROUGH 45, BOTH INCLUSIVE, ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S MARYLAND

AS AMENDED BY FIRST AMENDMENT TO DECLARATION AND BY-LAWS OF PRESIDENTIAL PARK CONDOMINIUM RECORDED IN LIBER 5522 AT FOLIO 598, AND AMENDED PLATS RECORDED IN PLAT BOOK NLP 113, AS PLATS 24 AND 25, BOTH INCLUSIVE, ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND

TAX ACCOUNT NO 17-1945357

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

**TERMS OF SALE:** A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon

**LEGALS**

the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

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

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

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

135886 (8-1,8-8,8-15)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
15025 Courtland Place, Laurel, MD 20707**

By virtue of the power and authority contained in a Deed of Trust from YASMIN CHENO A ELKHAIR FKA SHARON L. ALLEN, dated November 24, 1993 and recorded in Liber 9187 at Folio 312 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, AUGUST 21, 2019  
AT 3:10 P.M.**

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

LOT NUMBERED THREE HUNDRED SEVENTY-EIGHT (378) IN THE SUBDIVISION KNOWN AS "PLAT ONE, LARIUM ESTATES, SECTION SIX, ASHFORD", AS PER PLAT RECORDED IN PLAT BOOK NLP 127, PLAT NUMBERED 67, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

**TERMS OF SALE:** A deposit of \$8,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

135887 (8-1,8-8,8-15)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JAMES C. JEFFERSON  
TAMMY JEFFERSON  
1207 Abel Avenue  
Capitol Heights, MD 20743  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-05367**

Notice is hereby given this 26th 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 1207 Abel Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of 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 26th day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$197,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
135905 (8-1,8-8,8-15)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LAWRENCE J. WOOLEY  
DOROTHY WOOLEY  
6309 Kinsey Terrace  
Lanham, MD 20706  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-05319**

Notice is hereby given this 26th 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 6309 Kinsey Terrace, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of 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 26th day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$386,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
135906 (8-1,8-8,8-15)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON**

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

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

**AUGUST 20, 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 follows: Being known and designated as Lot 11 in Block 51 in a subdivision known as "OAK CREST" as per plat thereof recorded in Plat Book JW 5 at Plat 462 and re-recorded in Plat Book A at Page 108 and 108A among the Land Records of Prince George's County, Maryland. LESS AND EXCEPT: said point being the northern most corner of said lot 11; and thence from the point of beginning and running along the westerly right of way line of Railroad Ave. (50 ft wide), S 42 degrees 18 minutes 36 seconds West, 31.00 feet to a point; thence through Lot 11, N 08 degrees 20 minutes 42 seconds West, 39.31 feet to a point on the southerly right of way line of Locust Grove Drive (50 ft wide); and thence along the same S 59 degrees 00 minutes sec E, 31.00 feet to the point of beginning; containing 471 square feet or 0.0108 of an acre of land more or less. Tax ID No: 10-1007632.

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

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

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

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

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

135896 (8-1,8-8,8-15)

**LEGALS**

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

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

**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**

**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**

**129 69TH ST.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated July 27, 2007 and recorded in Liber 28496, Folio 616 among the Land Records of Prince George's County, MD, with an original principal balance of \$297,500.00, 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 20, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 331407-1)

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

135888 (8-1,8-8,8-15)

**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**

**6942 NASHVILLE RD.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated January 25, 2006 and recorded in Liber 24711, Folio 149 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,185.00, 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 20, 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 \$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. 318226-3)

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

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

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

135891 (8-1,8-8,8-15)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**10410 THRIFT RD.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated May 16, 2005 and recorded in Liber 25678, Folio 80 among the Land Records of Prince George's County, MD, with an original principal balance of \$180,000.00, 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 20, 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 \$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. 330636-3)

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

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

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

135889 (8-1,8-8,8-15)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**13402 COLFAX DR.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated March 4, 2005 and recorded in Liber 21963, Folio 37 among the Land Records of Prince George's County, MD, with an original principal balance of \$277,500.00, 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 20, 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 326213-1)

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

135890 (8-1,8-8,8-15)

**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**

**10620 JOYCETON DR.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated April 24, 2009 and recorded in Liber 30636, Folio 515 among the Land Records of Prince George's County, MD, with an original principal balance of \$312,417.00, 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 11:13 AM**

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 337006-1)

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

135816 (7-25,8-1,8-8)

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

**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**

**12828 TOWN CENTER WAY  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from William Manning and Patricia G. Manning, dated November 21, 2007 and recorded in Liber 29133, Folio 236 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$358,701.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 20, 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

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

135883 (8-1,8-8,8-15)

**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**

**10403 ELDERS HOLLOW DRIVE  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Victoria Lowery, dated December 13, 2012 and recorded in Liber 34862, Folio 344 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$205,800.00, 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 20, 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 \$19,000.00 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

135884 (8-1,8-8,8-15)

**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**

**4351 STOCKPORT WAY  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Chequena Morris, dated November 3, 2006 and recorded in Liber 26733, Folio 462 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$256,000.00, 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 27, 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 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

135926 (8-8,8-15,8-22)

**LEGALS**

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

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

**13204 CLEVELAND LANE  
N/A  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Diante T. Henson, dated January 16, 2015, and recorded in Liber 36687 at folio 090 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 20, 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-604074)

**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

135878 (8-1,8-8,8-15)

**LEGALS**

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

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

**1023 DOWNING CT  
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Eric N. Fields, dated September 15, 2017, and recorded in Liber 40054 at folio 167 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 20, 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 \$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 # 18-601063)

**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

135879 (8-1,8-8,8-15)

**LEGALS**

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

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

**1215 MARCY AVENUE  
OXON HILL, MARYLAND 20745**

By virtue of the power and authority contained in a Deed of Trust from Estate of Doris J Boyd and Cynthia D Boyd, dated June 20, 2007, and recorded in Liber 28213 at folio 024 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 27, 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 # 18-602431)

**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

135933 (8-8,8-15,8-22)



## 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

13804 WESTVIEW FOREST DRIVE  
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Terence Remy and Lorre Ymer Remy, dated October 31, 2011 and recorded in Liber 33285, Folio 425 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,442.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 27, 2019 AT 11:00 AM.**

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

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

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

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

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

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

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

135927

(8-8,8-15,8-22)

## LEGALS

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

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

Subject to the payment of Deferred Water and Sewer Facilities Charges in the amount of \$ 815.09, due on January 1 of each and every year

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

14202 POLLIN STREET  
ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Nathaniel C Williams and Joelle A Williams, dated April 9, 2009, and recorded in Liber 30570 at folio 381 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 27, 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 \$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 # 15-615054)

**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

135932

(8-8,8-15,8-22)

## 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

10543 CAMPUS WAY, SOUTH  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Felicia Gail McCrae and Adrian McCrae, dated October 19, 2006 and recorded in Liber 26638, Folio 710 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, and an original interest rate of 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 27, 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 \$28,000.00 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

135928

(8-8,8-15,8-22)

## 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: **8/28/2019**

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

2002 FORD EXPLORER VA 21309A 1GCFG25R8X1076420  
1985 DODGE RAM VA UXC6357 2B6HB23T8FK310195

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

1996 FORD AEROSTAR VA UZG9743 1FMDA31X2TZB35777  
2001 GMC YUCON MD 4DF6179 1GKEK63UX1J305765  
2017 CHEVROLET CRUZE 3G1BC55M7H5566800  
2001 MAZDA TRIBUTE 4F2YU08101KM37300  
2006 CHRYSLER PT CRUISER 3A8FY48B46T313122

136010

(8-8)

## LEGALS

### LEGAL ANNOUNCEMENT

#### NOTICE OF AVAILABILITY

#### Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI)

#### U.S. Department of Agriculture Agriculture Research Services

#### Proposed Building 307 Renovation and Construction of an

#### Emergency Generator Project

#### Henry A. Wallace Beltsville Agricultural Research Center

A draft Environmental Assessment (EA) was prepared addressing the proposed renovation of Building 307 at the Henry A. Wallace Beltsville Agricultural Research Center (BARC). The U.S. Department of Agriculture's (USDA) Agricultural Research Services (ARS) is proposing to renovate the building to provide BARC with a new, state of the art research facility that meets Leadership in Energy and Environmental Design (LEED) standard and provides the most efficient laboratory space following guidance set forth in the Energy Policy Act (EPAct) 2005 and Energy Security and Independence Act (EISA), as well as associated Executive Order 13834, *Efficient Federal Operations*.

#### I. NAME OF ACTION

Proposed Building 307 Renovation and Construction of an Emergency Generator Project at the Henry A. Wallace Beltsville Agricultural Research Center, Beltsville, Maryland

#### II. DESCRIPTION OF ACTION

##### a. Proposed Action:

The USDA, ARS Facilities Division (FD) is proposing the renovation of BARC Building 307. Once renovations to Building 307 are complete, USDA ARS will transfer approximately 80 employees to Building 307 from other BARC facilities. The overall purpose of this project is to completely renovate Building 307 (interior office space/laboratories, windows, and window frames while keeping the historic character of the building) to provide new office space and research laboratories and to consolidate research functions from other areas of the BARC campus. In addition to the renovations, a new 1,200 kilovolt ampere (KVA) emergency diesel generator will be constructed northeast of Building 307.

##### b. Alternatives:

The EA analyzes three alternatives: Plan A (the Preferred Alternative) which is described above; Plan B, which proposes the demolition and replacement of Building 307; and Plan C, the No Action Alternative. The EA includes the findings and conclusions of the No Action Alternative and the Proposed Action.

#### III. ANTICIPATED ENVIRONMENTAL EFFECTS

BARC anticipates temporary, negligible to minor, adverse impacts to water resources, ground resources, biological resources, visual resources, air quality, noise, traffic and transportation, utilities and infrastructure, and waste management. Long-term beneficial impacts will result from a safer, laboratory space for ARS employees. These impacts are associated with demolition and renovation activities of Building 307. No significant, adverse impacts are expected from the Proposed Action. The EA includes a more detailed analysis of environmental impacts.

#### IV. PUBLIC INVOLVEMENT

The draft EA and FONSI were made available for public review at the following locations: **BARC, 10300 Baltimore Avenue, Building 003, Room 009, Beltsville, MD 20705, College Park Community Library, 9704 Rhode Island Avenue, College Park, MD 20740; and Beltsville Branch Library, 4319 Sellman Road, Beltsville, MD 20705.** The documents are also available on the ARS website at <https://www.ars.usda.gov/northeast-area/>.

Public comments about the Proposed Action are due, in writing, by **September 13, 2019**. All public comments, and related agency responses received during the comment period will become part of the Final EA.

Please send all comments to:

#### Via US Mail:

BARC, ARS  
Attention: Chris Bentley  
BARC Community Liaison  
10300 Baltimore Avenue, BLDG. 003, Rm. 211  
Beltsville, MD 20705

Via email:  
christopher.bentley@ars.usda.gov

135929

(8-8)

#### NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

JUANITA K. TATE  
7006 Rose Quartz Terrace  
Capitol Heights, MD 20743  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-05299

Notice is hereby given this 26th 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 7006 Rose Quartz Terrace, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of 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 26th day of August, 2019. The report states the purchase price at the Foreclosure sale to be \$175,000.00.

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

135907

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

#### NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

THOMASINA D. HARRIS  
516 Clovis Avenue  
Capitol Heights, MD 20743  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-33862

Notice is hereby given this 31st 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 516 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 3rd day of September, 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 3rd day of September, 2019. The report states the purchase price at the Foreclosure sale to be \$140,000.00.

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

135969

(8-8,8-15,8-22)

# The Prince George's Post

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**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

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

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

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

135803 (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**

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,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
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135804 (7-25,8-1,8-8)

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**LEGALS**

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

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

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**

5610 GREEN LEAF ROAD  
CHEVERLY, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Mary Holloway AKA Mary E. Grant, dated September 14, 2007, and recorded in Liber 28734 at folio 387 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 27, 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 \$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 # 2009-04313)

**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

135934 (8-8,8-15,8-22)

**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

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

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.

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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](http://www.mid-atlanticauctioneers.com)

135806 (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**

**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](http://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:  
Aderemi Syncere Taylor

FOR THE CHANGE OF  
NAME TO:  
Aderemi Syncere Taylor Shoyelu

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-24148

A petition has been filed to change the name of (Minor Child(ren)) Aderemi Syncere Taylor to Aderemi Syncere Taylor Shoyelu.

The latest day by which an objection to the petition may be filed is September 3, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
135977 (8-8)

**NOTICE**

IN THE MATTER OF:  
Elsy Herrera Gonzalez

FOR THE CHANGE OF  
NAME TO:  
Elsy Herrera Gonzalez

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-23992

A petition has been filed to change the name of (Minor Child(ren)) Elsy Hererra Gonzalez to Elsy Herrera Gonzalez.

The latest day by which an objection to the petition may be filed is September 3, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
135978 (8-8)

**NOTICE**

IN THE MATTER OF:  
Laura Lea Johansen

FOR THE CHANGE OF  
NAME TO:  
Lucas Lea Johansen

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-19054

A petition has been filed to change the name of Laura Lea Johansen to Lucas Lea Johansen.

The latest day by which an objection to the petition may be filed is September 3, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
135979 (8-8)

**NOTICE**

IN THE MATTER OF:  
Isaiah Jaliyl Saunders

FOR THE CHANGE OF  
NAME TO:  
Wren Yohan Avery

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-24141

A petition has been filed to change the name of Isaiah Jaliyl Saunders to Wren Yohan Avery.

The latest day by which an objection to the petition may be filed is September 3, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
135980 (8-8)

**NOTICE**

IN THE MATTER OF:  
Vibert Richard Dos Santos

FOR THE CHANGE OF  
NAME TO:  
Richard Vibert Dos Santos

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-23977

A petition has been filed to change the name of Vibert Richard Dos Santos to Richard Vibert Dos Santos.

The latest day by which an objection to the petition may be filed is September 3, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
135981 (8-8)

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



## LEGALS

### THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION AND THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL

#### NOTICE OF INITIATION FOR A COUNTYWIDE SECTIONAL MAP AMENDMENT FOR PRINCE GEORGE'S COUNTY

On July 23, 2019, via its adoption of Council Resolution CR-27-2019, the Prince George's County Council authorized The Maryland-National Capital Park and Planning Commission ("M-NCPPC") to prepare a Countywide Sectional Map Amendment ("CMA") to implement zoning classifications contained in a new Zoning Ordinance for the County adopted by the Council through its enactment of Council Bill CB-13-2018 on October 23, 2018. The new Zoning Ordinance cannot be used until the new zones are applied to properties throughout the County. In addition, by its adoption of CR-27-2019, the Council also approved specific goals, concepts, and guidelines; and a public participation program to guide the preparation and consideration of the CMA.

The CMA will impact all properties within the County except for properties located within municipal boundaries of the City of Laurel, which is located outside of the Maryland-Washington Regional District.

The purpose of this notice is to inform residents and property owners of the pending non-substantive, Countywide rezoning process, because it will impact most properties located within Prince George's County. We encourage you to join our project mailing list in order to learn more about the CMA process and to obtain current information about upcoming regional public meetings that will be conducted on the CMA in accordance with law.

These regional public meetings will focus on an overview of the project, feature initial rezoning recommendations and comparisons between current and new zoning of properties, and allow for questions and dialog between the public and the technical staff of M-NCPPC. Each regional meeting will focus on two or three "Subregions" consisting of numerous planning areas generally organized by geography within the County. All residents, business owners, municipalities, and other stakeholders are welcome to attend any or all of the meetings. Public notice of the various meeting dates and times are forthcoming and will be published as they become available.

IMPORTANT NOTICE TO RESIDENTS AND BUSINESS AND PROPERTY OWNERS: The public participation program will culminate in a Joint Public Hearing tentatively scheduled for spring 2020 before both the Prince George's County Planning Board and the Prince George's County Council.

**IF YOUR PROPERTY IS LOCATED WITHIN THAT PORTION OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN PRINCE GEORGE'S COUNTY (ALL PROPERTIES IN THE COUNTY EXCEPT THOSE LOCATED WITHIN THE CITY OF LAUREL), APPROVAL OF THE COUNTYWIDE SECTIONAL MAP AMENDMENT WILL RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.**

The CMA is not intended to be a venue for rezoning property except to the extent necessary to implement the new Zoning Ordinance. Nonetheless, if you intend to provide in-person testimony at the Joint Public Hearing on the CMA and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. As required by law, the completed affidavit must be received by the Clerk of the Council at least thirty (30) days prior to the joint public hearing on the CMA. Submit affidavits to the Clerk of the County Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772.

Failure to file a timely affidavit before the date of the joint public hearing on the CMA may prohibit consideration of an intensification of zoning by the District Council. Affidavit forms are available online and may be downloaded at the following website:

Individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

Entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

Agent: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§§-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available online at the following website: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.

For additional information and/or other questions regarding the CMA, please contact:

Countywide Map Amendment Project Team  
Prince George's County Planning Department  
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772  
[zoningpgc@ppd.mncppc.org](mailto:zoningpgc@ppd.mncppc.org)  
301-952-4944

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

ATTEST:  
Donna J. Brown  
Acting Clerk of the County Council

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
By: Anju Bennett  
Acting Executive Director

ATTEST:  
Joe Zimmerman  
Secretary-Treasurer

135982

(8-8,8-15)

## LEGALS

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

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

2900 RITCHIE MARLBORO ROAD  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Cheryl L. Ruth and Luther Ruth, dated April 15, 2015, and recorded in Liber 36962 at folio 306 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 27, 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 \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603581)

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

135935

(8-8,8-15,8-22)

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

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

837 4TH STREET  
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Talisha Saddler, dated August 24, 2009, and recorded in Liber 30976 at folio 346 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 27, 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 \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-600938)

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

135936

(8-8,8-15,8-22)

## 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
RFI:	Inmate Telephone,	Opening Date: 08/08/19	\$5.50
520-016	Kiosks and Adult Learning @ 2:00 p.m.	Closing Date: 08/27/2019 @ 3:00 p.m.	

#### 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](http://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

135986

(8-8)

*The Prince George's Post*  
**IT PAYS TO ADVERTISE!**  
**Call Brenda Boice at**  
**301-627-0900**

## LEGALS

### ORDER OF PUBLICATION

KATHRIN MOORE

Plaintiff

v.

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 Fl 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 Fl 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 ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
LISA ZION  
Estate No.: 112971

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Christina M. Taylor 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 **October 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

135925

(8-1,8-8)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
IRMA J LEE  
AKA: IRMA JEAN LEE

Notice is given that PAUL F. LEE, SR, whose address is 13111 Yorkton Street, Upper Marlboro, MD 20774, was on July 24, 2019 appointed Personal Representative of the estate of Irma J Lee, who died on April 14, 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.

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.

PAUL F. LEE, SR  
Personal Representative

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

Estate No. 113556

135923

(8-1,8-8,15)

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**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

Defendants

**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

and  
THE TESTATE AND INTESATE 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, GRANTEES, 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.

Defendants

**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).

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773  
135877 (8-1,8-8)

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

Plaintiff

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, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

**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)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND  
BEFORE THE REGISTER OF WILLS  
FOR THE ESTATE OF:  
SHEILA THORNTON  
AKA SHEILA ANN THORNTON  
ESTATE NO: 113576

**PUBLIC NOTICE TO CAVEAT**

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Tatia Hart, 6555 Hil Mar Drive #202, District Heights, MD 20747, daughter, challenging the will and/or codicil dated October 1, 2018. You may obtain from the Register of Wills the date and time of any hearing on this matter.

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773  
135877 (8-1,8-8)

**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.

Defendants

**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**

**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)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.  
DEMETRICE 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)

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 Catocin 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)

**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)

**NOTICE**

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

vs.

Gail P. O'Hannon  
7320 Joplin Street  
Capitol Heights, MD 20743  
Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 19-00090**

Notice is hereby given this 30th day of July, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of August, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 30th day of August, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$127,000.00. The property sold herein is known as 7320 Joplin Street, Capitol Heights, MD 20743.

Mahasin El Amin  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
135966 (8-8,8-15,8-22)

**NOTICE**

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

vs.

Reginald W. Wheeler, Sr.  
12804 Glynis Road  
Clinton, MD 20735  
Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 19-08717**

Notice is hereby given this 30th day of July, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of August, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 30th day of August, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$217,000.00. The property sold herein is known as 12804 Glynis Road, Clinton, MD 20735.

Mahasin El Amin  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
135967 (8-8,8-15,8-22)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EUNICE TAYLOR**

Notice is given that SYLVIA GOLDSBERRY-ADAMS, whose address is 221 47th Street NE, Washington, DC 20019, was on July 12, 2019 appointed Personal Representative of the estate of Eunice Taylor, who died on June 20, 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 12th 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.

SYLVIA GOLDSBERRY-ADAMS  
Personal Representative











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