

**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**

**15806 BUXTON PL.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated August 31, 2006 and recorded in Liber 26276, Folio 755 among the Land Records of Prince George's County, MD, with an original principal balance of \$419,136.00, 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

**OCTOBER 1, 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 \$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. 336352-1)

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

134885

(9-12,9-19,9-26)

**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**

**6613 EDGEMERE DR.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated October 6, 2010 and recorded in Liber 32081, Folio 312 among the Land Records of Prince George's County, MD, with an original principal balance of \$73,000.00, 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

**SEPTEMBER 24, 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 \$6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 325781-3)

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

134811

(9-5,9-12,9-19)

**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**

**9602 MICHAEL DR.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated May 19, 2001 and recorded in Liber 14715, Folio 589 among the Land Records of Prince George's County, MD, with an original principal balance of \$137,860.00, 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

**OCTOBER 1, 2019 AT 11:29 AM**

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 65285-15)

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

134904

(9-12,9-19,9-26)

**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**

**7508 STARSHINE DR.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated August 19, 2016 and recorded in Liber 38748, Folio 486 among the Land Records of Prince George's County, MD, with an original principal balance of \$400,708.00, 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

**SEPTEMBER 24, 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. 334474-1)

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

134812

(9-5,9-12,9-19)

**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**

**2813 CRESTWICK PL.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated March 5, 2007 and recorded in Liber 28725, Folio 84 among the Land Records of Prince George's County, MD, with an original principal balance of \$203,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**OCTOBER 1, 2019 AT 11:30 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. 207137-1)

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

134905

(9-12,9-19,9-26)

## The Prince George's Post Proudly Serving Prince George's County Since 1932

Robert E. Richards  
11253-B Lockwood Drive  
Silver Spring, MD 20901  
301-593-6220

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LUCILLE H SIMONS**

Notice is given that Daniel James Moriarty, whose address is 25 Filbert Court, Gaithersburg, MD 20879, was on August 23, 2019 appointed Personal Representative of the estate of Lucille H Simons who died on August 7, 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 23rd day of February, 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.

**DANIEL JAMES MORIARTY**  
Personal Representative

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

Estate No. 114590  
(9-12,9-19,9-26)

134927

EDWARD G VARRONE  
910 17TH ST, NW SUITE 800  
WASHINGTON, DC 20006  
202-861-3150

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN CHARLES WASHINGTON**

Notice is given that Keith A Johnson, whose address is 5518 South Carnell Unit 1 E, Chicago, IL 60637, was on September 4, 2019 appointed Personal Representative of the estate of John Charles Washington, who died on May 15, 2018 without a will.

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

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 4th day of March, 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.

**KEITH A JOHNSON**  
Personal Representative

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

Estate No. 111810  
(9-12,9-19,9-26)

134930



**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
3305 40TH PLACE, BRENTWOOD, MD 20722**

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

**TUESDAY, SEPTEMBER 24, 2019  
AT 3:05 P.M.**

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

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

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

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

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

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

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,  
AND ERICA T. DAVIS**

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

134819 (9-5,9-12,9-19)

**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 Deferred Water and Sewer Facilities Charges in the amount of \$600.00, which shall be due and payable on April 1 of each year

**12807 BAY HILL DRIVE  
BELTSVILLE, MARYLAND 20705**

By virtue of the power and authority contained in a Deed of Trust from Sharon M. Hall, dated August 31, 2005, and recorded in Liber 23326 at folio 628 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

**OCTOBER 1, 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 \$57,000.00 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 # 14-607593)

**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

134874 (9-12,9-19,9-26)

**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  
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 Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, SEPTEMBER 24, 2019  
AT 3:10 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 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**

134821 (9-5,9-12,9-19)

**LEGALS****COUNTY COUNCIL HEARING**

**COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND  
NOTICE OF PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING ON  
MARYLAND AGRICULTURAL LAND PRESERVATION  
FOUNDATION  
APPLICATION FOR THE CREATION OF ONE AGRICULTURAL  
PRESERVATION PARCEL (CATTERTON)**

On Tuesday, September 24, 2019 at 1:30 p.m. the County Council will hold a public hearing on the petition of:

Bonnie Breeze Farm, Inc. Dwayne Catterton (Petition filed on May 20, 2019) requesting the permanent preservation of approximately 241.16 acres, located at 12700 Cherry Tree Crossing, Brandywine, Prince George's County, Maryland.

County Resolution 70-2019 (CR 70-2019), which gives background information on the proposal and includes locator maps showing the property are available from the Office of the Clerk of the Council.

All interested persons are invited to express their views on the proposals. Statements may be submitted in writing or presented verbally at the public hearing. Written comments may be submitted to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 and should be submitted at or before the hearing.

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland, at (301) 952-3600 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>. For further information regarding the petition or applicable procedures, please phone Jeanine Nutter, Agricultural Planner, Prince George's Soil Conservation District at 301-574-5162, extension 3.

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

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

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

134910 (9-12,9-19)

**LEGALS**

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

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

**1704 DORAL CT.  
BOWIE, MD 20721**

By virtue of an Order to Foreclosure Lien of the Circuit Court for Prince George's County, Case No. CAE10-21381 (Original principal balance of \$480,000.00), the undersigned Trustees will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**OCTOBER 8, 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 a Mortgage dated May 12, 2006 and recorded in Liber 35435, folio 167 among the Land Records of Prince George's County, MD. Tax ID #13-151227.

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 \$50,000 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 Mortgage from the date of sale to the date funds are received by the 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 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. 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. 45527-2)

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

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

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

134947 (9-19,9-26,10-3)

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

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

**1012 NOVA AVE.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated May 14, 2012 and recorded in Liber 33699, Folio 498 among the Land Records of Prince George's County, MD, with an original principal balance of \$231,000.00, 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

**OCTOBER 8, 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 \$16,000 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. 340138-1)

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

134944 (9-19,9-26,10-3)



## LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

16323 EDDINGER ROAD  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Juan D. Carter and Shannon L. Crawford, dated February 14, 2007 and recorded in Liber 27837, Folio 134 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$404,000.00, 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 **OCTOBER 8, 2019 AT 11:00 AM**.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$41,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

134941 (9-19,9-26,10-3)

## LEGALS

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

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

1406 PEACHWOOD LANE  
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Rammtita X. Jones and Estate of Calvin K. Jones, dated July 23, 2003, and recorded in Liber 18225 at folio 320 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

**SEPTEMBER 24, 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 \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% 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 # 19-600426)

**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

134826 (9-5,9-12,9-19)

## LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

544 BOLIN TERRACE  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Richard Gerald Austin, dated October 21, 2009 and recorded in Liber 31113, Folio 141 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$357,288.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 1, 2019 AT 11:00 AM**.

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

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

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

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

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

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

134877 (9-12,9-19,9-26)

## LEGALS

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

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

10302 BIRDIE LANE  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Kenneth S. Nelson and Barrington G. Brown, dated May 4, 2007, and recorded in Liber 27799 at folio 528 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

**SEPTEMBER 24, 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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% 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 # 18-600097)

**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

134828 (9-5,9-12,9-19)

## LEGALS

### INVITATION FOR BIDS (IFB) NO. 2019-1 (UPDATE) SURFACE DEMOLITION AND ROUGH GRADING Phase B – Towne Square at Suitland Federal Center

The Redevelopment Authority of Prince George's County (RDA) intends to solicit bids from qualified Contractors to provide for the installation of erosion and sediment control features, surface demolition and disposal of at grade concrete building slabs and rough grading of approximately 4.5 acres within Phase IV of the Towne Square at Suitland Federal Center Development.

The IFB with Supporting Documentation is now available on the following website:

<http://www.princegeorgescountymd.gov/1500/Development-Opportunities>

Email questions to Patricia Omondi Senior Construction Adviser at: Paomondi@co.pg.md.us

Bids must be received by the Redevelopment Authority no later than October 10, 2019 at 12:00PM

134986 (9-19,9-26)

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's

The owner(s) of said vehicle(s) have the right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at anytime within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner's right of title and interest in the vehicle and is consent of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: 10/7/19

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

### ANA TOWING 7820 MARLBORO PIKE FORESTVILLE, MD. 20747 (301) 736-7703

2004	CADILLAC	SRX	DC	FL3397	1GYDE637740155367
2007	NISSAN	MAXIMA			3N1AB61E27L691088
2015	NISSAN	ALTIMA			1N4AL3AP0FN893605
1996	BMW	328	MD	6BT6706	4USCD1320TLB10289
1984	NISSAN	300ZX			JN1CZ1455EX009556
2002	CHEVROLET	ASTRO	VA	UYM8299	1GCDM19X52B129578
2008	FORD	F150	MD	4CH7748	1FTPX14V48FB62289
2005	HONDA	ACCORD	VA	99791F	JHMCN3649S000853

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

2003	JAGUAR	S	MD	9FTS38	SAJEA01TX3FM61561
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### MCDONALD TOWING 2917 52<sup>ND</sup> AVENUE HYATTSVILLE MD 20781 301-864-4133

1998	TOYOTA	CAMBRY	VA	VZN1767	JT2B82KXW0182698
2014	CHEVROLET	CRUZE	TN	BQL888	1G1PC58BE7171216

### JD TOWING 2817 RITCHIE ROAD FORESTVILLE MD 20747 301-967-0739

2008	NISSAN	ALTIMA	MD	2BH1752	1N4AL21E88N498728
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134992 (9-19)

## LEGALS

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

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

4710 PARD ROAD  
CAPITAL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from William T. Jones, dated December 8, 2017, and recorded in Liber 40507 at folio 398 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

**OCTOBER 1, 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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601313)

**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

134869 (9-12,9-19,9-26)



**LEGALS**

**ORDER OF PUBLICATION**

JAMES SCHNEIDER  
c/o Michael J. Grady, Esq.  
50 West Montgomery Ave.  
Suite 100  
Rockville, MD 20850

Plaintiff

vs.

RAYMOND A. SAVOY AND  
MELINDA A. MARCHA.  
24 Amwich Court  
Waldorf MD 20602

AND

UNKNOWN OWNERS OF  
THE PROPERTY:  
2905 PARKLAND DRIVE  
DISTRICT HEIGHTS, MD 20747

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

**In the Circuit Court for Prince George's County**  
**CASE NO.: CAE 19-23688**

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

All that property in Prince George's County described as: Parkland Acrea GE 1 Acre Eq Lt 27 (pt Im Ps Razed 1/1/05), 1.000 Acres, Assmt \$65,000 Map 081 Grid B3 Par 211 Lib 0000 Fl 000, and assessed to Renovation Financial Svcs.

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

It is thereupon this 26th day of August, 2019, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 20th day of September, 2019, warning all persons interested in the property to appear in this Court by the 29th day of October, 2019 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

It is thereupon this 26th day of August, 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, once a week for three (3) consecutive weeks on or before the 20th day of September, 2019, warning all persons interested in the property to appear in this Court by the 29th day of October, 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  
134839 (9-5,9-12,9-19)

**ORDER OF PUBLICATION**

KATHRIN MOORE

Plaintiff

vs.

MEGAN M. BATTLE

and

MICHAEL PHILIP DAVENPORT, JR.

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:

Queen Anne, 7th Election District of Prince George's County, Maryland described as follows: 1,883.0000 Sq.Ft. & Imps, Woodland Lake Condo, Assmt \$119,867, Lib 32951 Fl 263, Unit D104, Bldg 10 and assessed to Battle Megan M; having a street address of 15608 Everglade Ln, Unit D 104, Bowie, MD 20716.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No.: CAE 19-26699**

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:

Queen Anne, 7th Election District of Prince George's County, Maryland described as follows: 1,883.0000 Sq.Ft. & Imps, Woodland Lake Condo, Assmt \$119,867, Lib 32951 Fl 263, Unit D104, Bldg 10 and assessed to Battle Megan M; having a street address of 15608 Everglade Ln, Unit D 104, Bowie, MD 20716. Tax Account Number 3279593.

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

It is thereupon this 26th day of August, 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 29th day of October, 2019 and redeem the property known as 15608 Everglade Ln, Unit D 104, Bowie, MD 20716 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  
134840 (9-5,9-12,9-19)

The Office of Finance of Prince George's County, Maryland  
Gail Francis, Director of Finance  
14741 Governor Bowie Dr.,  
Rm. 1090  
Upper Marlboro MD 20772

Prince George's County State's Attorney Office  
14735 Main St M3403,  
Upper Marlboro, MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEEES OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CAE 19-26702**

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:

"Woodville 37,248.0000 Sq. Ft." Assmt \$63,300 Map 182 Grid E2 Par 093 Lib 09504 Fl 620 and assessed to Savoy Raymond A & Marcha Melinda A.

The property address is Neck Rd. Aquasco, Maryland 20608.

The complaint states, among other things, that the amounts necessary for redemption have not been paid; It is thereupon this 26th day of August, 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, once a week for three (3) consecutive weeks on or before the 20th day of September, 2019, warning all persons interested in the property to appear in this Court by the 29th day of October, 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  
134837 (9-5,9-12,9-19)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

RENOVATION FINANCIAL SERVICES

SERVE ON:  
PRESIDENT/OFFICER  
2905 PARKLAND DR.  
DISTRICT HEIGHTS, MD 20747

SERVE ON:  
GARY A. ROSEN, ESQ., TRUSTEE  
ONE CHURCH STREET, STE 800  
ROCKVILLE, MD 20850

SERVE ON:  
ROGER SCHLOSSBERG, ESQ.  
RESIDENT AGENT  
134 W. WASHINGTON ST.  
HAGERSTOWN, MD 21741

AND  
HAP FOUNDATION GENERAL PARTNERSHIP

SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
KEVIN L. SMITH, TRUSTEE

SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

AND  
SERVE AT:  
2600 TOWER OAKS BLVD.,  
STE 103  
ROCKVILLE, MD 20852

**LEGALS**

**ORDER OF PUBLICATION**

JAMES SCHNEIDER  
Plaintiff

vs.

EDWARD J. GRUBER  
4346 Winterburn Ave.  
Pittsburgh PA 15207

The Office of Finance of Prince George's County, Maryland  
Gail Francis, Director of Finance  
14741 Governor Bowie Dr.,  
Rm. 1090  
Upper Marlboro MD 20772

Prince George's County State's Attorney Office  
14735 Main St M3403,  
Upper Marlboro, MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEEES OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

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

**CAE 19-25049**

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:

"Lots 21.22, 37,596.0000 Sq. Ft. Friendly Hills Assmt \$ 122,900 Lib 33004 Fl 316 and assessed to Edward Gruber J."

The property address is Old Fort Rd, Fort Washington, MD 20744.

The complaint states, among other things, that the amounts necessary for redemption have not been paid; It is thereupon this 26th day of August, 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, once a week for three (3) consecutive weeks on or before the 20th day of September, 2019, warning all persons interested in the property to appear in this Court by the 29th day of October, 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  
134839 (9-5,9-12,9-19)

**NOTICE**

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

vs.

Desta Daggett  
Defendant

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

**CIVIL NO. CAEF 19-13301**

ORDERED, this 28th day of August, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7009 Mason Street, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of September, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of September, 2019, next.

The report states the amount of sale to be 140,000.00.

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

134866 (9-5,9-12,9-19)

**NOTICE**

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

Plaintiffs

vs.

Carrie E. Nichols and  
Megge C. Nichols AKA Curtis M. Nichols  
Defendants

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

**CIVIL NO. CAEF 19-15724**

ORDERED, this 28th day of August, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7106 Hawthorne Street, Hyattsville, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of September, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of September, 2019, next.

The report states the amount of sale to be \$125,000.00.

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

134867 (9-5,9-12,9-19)

**THIS COULD BE YOUR AD!**

Call 301-627-0900  
for a quote.

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**CLARA LOU LAWSON**

Notice is given that Azibuike Akaba, whose address is 4219 Maple Avenue, Oakland, CA 94602, was on August 5, 2019 appointed Personal Representative of the estate of Clara Lou Lawson who died on July 23, 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 5th day of February, 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.

AZIBUIKE AKABA  
Personal Representative

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

True Copy—Test:  
Mahasin El Amin, Clerk  
134925 (9-12,9-19,9-26)

**NOTICE**

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

Plaintiffs

vs.

Fausto Guillen Flores and  
Manfredo Orlando Mejia  
Defendants

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

**CIVIL NO. CAEF 18-01806**

ORDERED, this 28th day of August, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8803 Royal Ridge Lane, Laurel, Maryland 20708 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of September, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of September, 2019, next.

The report states the amount of sale to be \$267,520.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134868 (9-5,9-12,9-19)

**NOTICE**

IN THE MATTER OF:  
**I Chen**

FOR THE CHANGE OF NAME TO:  
**Yi Chen**

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 19-28239**

A petition has been filed to change the name of I Chen to Yi Chen.

The latest day by which an objection to the petition may be filed is October 7, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland

134977 (9-19)

**LEGALS**

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

The owner(s) of said vehicle(s) have right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at any-time within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner(s) right of title and interest in the vehicle and is consent of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: 10/08/2019

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

**ALLEYCAT TOWING & RECOVERY**

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

2004 BUICK RENDEZVOUS 3C5DA03E845598060  
1986 TRAILER 18C200P20GA002578

**CHARLEY'S CRANE SERVICES**

**8913 OLD ARDMORE RD  
LANDOVER MD 20785  
301-773-7670**

2006 HONDA CIVIC 1HGFA168X6L015320  
2005 VOLVO V50 YV1MFW382752083598  
2002 BMW 325I VA 8623UH WBAEV33472PD56110

**JD TOWING**

**2817 RITCHIE ROAD  
FORESTVILLE MD 20747  
301-967-0739**

2015 HYUNDAI ACCENT MD 9DC0810 KMHCT4AE3FU877777  
2017 TOYOTA RAV 4 WV 526253 JTMRFREV8HJ707979  
1983 FORD F100 MD Z46895 2FTCF10Y1DCA19663  
2006 RANGE LAND ROVER WV 526253 SALMF13406A219136

2006 TOYOTA CAMRY 4T1BE30K36U156446  
2001 MERCEDES ML320 4JGAB54E51A265604

1997 LEXUS S40 J18CH32YXV0053207  
1998 CHEVROLET LUMINA MD 5B8476 2G1WL52M4W1106892  
1998 BUICK LASABRE 1G4HP52K8WH518020  
1999 ACURA 3.2 TL DC FRV9644 19UUA5656XA025733  
1966 CHEVROLET TRUCK C1446B131400  
1995 CHEVROLET C1500 1GCCEC14HXSZ263307  
2012 CHYEVROLET MALIBU 1G1ZC5E00CF334947  
2005 FORD 500 1FAHP25115G128652  
2000 FORD EXCURSION 1FMNU435YEE50686  
2002 TOYOTA CAMRY JTDBE32K520097452  
1992 NISSAN 240SX JN1MS36P3NW108797  
2003 HYUNDAI SONATA KMHWF25S83A765532



**LEGALS**

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

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

**4114 MARBOURNE DRIVE  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Tiffani A. Marks, dated February 8, 2008 and recorded in Liber 29370, Folio 290 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on June 28, 2017 in the Land Records of Prince George's County at Liber No. 39787, Folio 92, with an original principal balance of \$225,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 1, 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 \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

134878 (9-12,9-19,9-26)

**LEGALS**

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

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

**12811 WHEATLAND WAY  
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust from Robert L. Rambus, dated June 1, 2005 and recorded in Liber 22500, Folio 290 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 7.490%, 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 **OCTOBER 1, 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](http://www.mid-atlanticauctioneers.com)

134879 (9-12,9-19,9-26)

**LEGALS**

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

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

**12305 QUILT PATCH LANE  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Theresa D. Royal, dated December 14, 2005 and recorded in Liber 24080, Folio 209 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$309,600.00, and an original interest rate of 6.800%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 1, 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 \$30,000.00 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)

134880 (9-12,9-19,9-26)

**LEGALS**

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

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

**4641 DEEPWOOD COURT # 102C  
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Evelyn Clark-Jackson and Sylvester Jackson, dated November 7, 2006, and recorded in Liber 26719 at folio 213 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

**OCTOBER 1, 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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-604368)

**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

134870 (9-12,9-19,9-26)

**LEGALS**

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

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

**2103 HANNON STREET  
HYATTSVILLE, MARYLAND 20783**

By virtue of the power and authority contained in a Deed of Trust from Sarian B. Wilkinson and Claude J. Wilkinson, dated April 20, 2005, and recorded in Liber 22174 at folio 194 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

**OCTOBER 1, 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 \$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 7.65% 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 # 18-602492)

**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

134871 (9-12,9-19,9-26)

**LEGALS**

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

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

**613 64TH PLACE  
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Dorothy Eileen Wade, dated August 21, 2009, and recorded in Liber 30979 at folio 580 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

**OCTOBER 1, 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 5.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603838)

**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

134872 (9-12,9-19,9-26)



## LEGALS

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

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

1211 VAN BUREN DRIVE  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Cheryl P. Richards and Lynn Harden-Mitchell, dated November 20, 2014 and recorded in Liber 36557, Folio 35 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$271,672.00, 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 **SEPTEMBER 24, 2019 AT 11:00 AM.**

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

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

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

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

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

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

134829 (9-5,9-12,9-19)

## LEGALS

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**Maie Randolph Galey**

Notice is given that Carolyn Mae McGee, whose address is 16N Ridge Road, Greenbelt, Maryland 20715, was on August 5, 2019 appointed Personal Representative of the estate of Maie Randolph Galey who died on July 15, 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 5th day of February, 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.

CAROLYN MAE MCGEE  
Personal Representative

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

Estate No. 114409  
134959 (9-19,9-26,10-3)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANGELA ELAINE ROSCOE-  
SCRIBER**

Notice is given that Quandriel Scriber, whose address is 8653 Greenbelt Rd, Apt. 101, Greenbelt, MD 20770, was on August 6, 2019 appointed Personal Representative of the estate of Angela Elaine Roscoe-Scriber, who died on July 21, 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 6th day of February, 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.

QUANDRIEL SCRIBER  
Personal Representative

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

Estate No. 114434  
134929 (9-12,9-19,9-26)

## LEGALS

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

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

9415 TREVINO TERRACE,  
CONDO UNIT 139  
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Gladys V. Watson, dated January 29, 2016 and recorded in Liber 37940, Folio 372 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$202,667.00, 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 **SEPTEMBER 24, 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 \$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

134831 (9-5,9-12,9-19)

## LEGALS

Martin S. Goldberg, Esq  
PO Box 59837  
Potomac, MD 20859  
301-412-1052

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**Jane H. Wencel**

Notice is given that Martin S. Goldberg, whose address is PO Box 59837, Potomac, MD 20859, was on August 29, 2019 appointed Personal Representative of the estate of Jane H. Wencel who died on June 25, 2015 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 thereafter. Claim forms may be obtained from the Register of Wills.

MARTIN S. GOLDBERG  
Personal Representative

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

Estate No. 113072  
134928 (9-12,9-19,9-26)

The Law Offices of Shipley &  
Horne, P.A.  
1101 Mercantile Lane, Suite 240  
Largo, MD 20774  
L. Paul Jackson II, Esq.

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

NOTICE IS HEREBY GIVEN that the Chancery court of Monroe county, Mississippi appointed James L. Corley, whose address is 12816 Old Fletchertown Road, Bowie, MD 20720 and Robert D. Corley, whose address is 9014 Sidehill Road, Ellicott City, MD 21042, as the Co-Executors of the Estate of John Lee Corley who died on August 1, 2017 domiciled in Mississippi, USA.

The Maryland resident agent for service of process is N/A.

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

PRINCE GEORGE'S COUNTY ONLY

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

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

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

JAMES LEE CORLEY  
ROBERT DEAN CORLEY  
Co-Foreign Personal Representatives

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

Estate No. 114468  
134931 (9-12,9-19,9-26)

## LEGALS

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

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

9946 ROYAL COMMERCE PLACE  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Lyle Green, dated December 20, 2013 and recorded in Liber 35598, Folio 533 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 8, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

134942 (9-19,9-26,10-3)

## LEGALS

## NOTICE

IN THE MATTER OF:  
**Regina Benneh Mousa**

FOR THE CHANGE OF  
NAME TO:  
**Regina Benneh Deoud**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-28284**

A petition has been filed to change the name of Regina Benneh Mousa to Regina Benneh Deoud.

The latest day by which an objection to the petition may be filed is October 7, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134978 (9-19)

## NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.  
BRYAN GIBSON  
6604 Calvary Place  
District Heights, MD 20747  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-16757**

Notice is hereby given this 13th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6604 Calvary Place, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of October, 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 15th day of October, 2019.

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

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

134989 (9-19,9-26,10-3)

## NOTICE

IN THE MATTER OF:  
**Zyshonn Gross**

FOR THE CHANGE OF  
NAME TO:  
**Zyshonn Allen**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-28360**

A petition has been filed to change the name of Zyshonn Gross to Zyshonn Allen.

The latest day by which an objection to the petition may be filed is October 7, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134979 (9-19)

## NOTICE

IN THE MATTER OF:  
**Male Virdree**

FOR THE CHANGE OF  
NAME TO:  
**Michael Gary McNeil**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-26022**

A petition has been filed to change the name of Male Virdree to Michael Gary McNeil.

The latest day by which an objection to the petition may be filed is October 7, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134987 (9-19)

## NOTICE

IN THE MATTER OF:  
**Tyrone Marquette Flores**

FOR THE CHANGE OF  
NAME TO:  
**Tyrone Marquette Paige**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-27332**

A petition has been filed to change the name of (Minor Child(ren)) Tyrone Marquette Flores to Tyrone Marquette Paige.

The latest day by which an objection to the petition may be filed is October 7, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland

134964 (9-19)



**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

MICHELLE R. DAVIS  
10609 Joyceton Drive  
Upper Marlboro, MD 20774  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-10259**

Notice is hereby given this 6th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10609 Joyceton 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 7th day of October, 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 7th day of October, 2019.

The report states the purchase price at the Foreclosure sale to be \$213,200.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134913 (9-12,9-19,9-26)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

MARY EMALYNE PRETTYMAN  
9911 Old Ardwick Ardmore Road  
Springdale, MD 20774  
IRTA Upper Marlboro, MD 20774  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-19170**

Notice is hereby given this 6th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9911 Old Ardwick Ardmore Road, Springdale, MD 20774, IRTA 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 7th day of October, 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 7th day of October, 2019.

The report states the purchase price at the Foreclosure sale to be \$255,200.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134916 (9-12,9-19,9-26)

**NOTICE**

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

Plaintiffs

vs.

Darlee Washington  
Defendant

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

**CIVIL NO. CAEF 19-13346**

ORDERED, this 6th day of September, 2019, by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6518 Walters Place, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of October, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 7th day of October, 2019, next.

The report states the amount of sale to be \$278,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134920 (9-12,9-19,9-26)

**NOTICE**

IN THE MATTER OF:  
Karen Denise Williams

FOR THE CHANGE OF  
NAME TO:  
Karen Cline-Williams

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-25005**

A petition has been filed to change the name of Karen Denise Williams to Karen Cline-Williams.

The latest day by which an objection to the petition may be filed is October 7, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134971 (9-19)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

HELEN C. MURPHY  
RAYMOND MURPHY  
432 Shady Glen Drive  
Capitol Heights, MD 20743  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-36945**

Notice is hereby given this 6th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 432 Shady Glen Drive, 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 7th day of October, 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 7th day of October, 2019.

The report states the purchase price at the Foreclosure sale to be \$166,500.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134914 (9-12,9-19,9-26)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

CHINELO OFFORDILE  
1302 Merganser Court  
Upper Marlboro, MD 20774  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-00086**

Notice is hereby given this 6th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1302 Merganser Court, 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 7th day of October, 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 7th day of October, 2019.

The report states the purchase price at the Foreclosure sale to be \$323,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134917 (9-12,9-19,9-26)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JENELE L. MCKINNEY  
4814 River Valley Way  
Unit 147  
Bowie, MD 20720  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-08643**

Notice is hereby given this 6th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4814 River Valley Way, Unit 147, Bowie, MD 20720 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of October, 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 7th day of October, 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  
134919 (9-12,9-19,9-26)

**NOTICE**

IN THE MATTER OF:  
Dedera Lanette

FOR THE CHANGE OF  
NAME TO:  
Dedera Lanette Sistare Ayres

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-27327**

A petition has been filed to change the name of Dedera Lanette to Dedera Lanette Sistare Ayres.

The latest day by which an objection to the petition may be filed is October 7, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134972 (9-19)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ANTONIO BROWN  
EVELYN BROWN  
5816 Plata Street  
Clinton, MD 20735  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-13339**

Notice is hereby given this 6th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5816 Plata Street, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of October, 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 7th day of October, 2019.

The report states the purchase price at the Foreclosure sale to be \$289,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134915 (9-12,9-19,9-26)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JUDY MOY  
10403 Farrar Avenue  
Cheltenham, MD 20623  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-05544**

Notice is hereby given this 6th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10403 Farrar Avenue, Cheltenham, MD 20623 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of October, 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 7th day of October, 2019.

The report states the purchase price at the Foreclosure sale to be \$229,900.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134918 (9-12,9-19,9-26)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

BENJAMIN C. KNIGHTNER  
CHRISTOPHER J. RANDOLPH  
7310 Donnell Place  
Unit C-4  
District Heights, MD 20747  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-14742**

Notice is hereby given this 6th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7310 Donnell Place, Unit C-4, District Heights, MD 20747 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of October, 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 7th day of October, 2019.

The report states the purchase price at the Foreclosure sale to be \$41,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134922 (9-12,9-19,9-26)

**NOTICE**

IN THE MATTER OF:  
Sylvia Min

FOR THE CHANGE OF  
NAME TO:  
Sylvia Ji Young Arnold

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-27445**

A petition has been filed to change the name of Sylvia Min to Sylvia Ji Young Arnold.

The latest day by which an objection to the petition may be filed is October 7, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134973 (9-19)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JANET R. GILLENS  
6942 Nashville Road  
Lanham, MD 20706  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-08412**

Notice is hereby given this 28th day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6942 Nashville Road, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th 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 30th day of September, 2019.

The report states the purchase price at the Foreclosure sale to be \$305,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134865 (9-5,9-12,9-19)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JOVAN B. MOCK  
9828 Smithview Place  
Glenarden, MD 20706  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-14721**

Notice is hereby given this 6th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9828 Smithview Place, Glenarden, 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 7th day of October, 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 7th day of October, 2019.

The report states the purchase price at the Foreclosure sale to be \$292,600.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134911 (9-12,9-19,9-26)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

TRACEY JACKSON  
6902 Kipling Parkway  
District Heights, MD 20747  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-30634**

Notice is hereby given this 28th day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6902 Kipling Parkway, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th 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 30th day of September, 2019.

The report states the purchase price at the Foreclosure sale to be \$177,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134862 (9-5,9-12,9-19)

**NOTICE**

IN THE MATTER OF:  
Thomas Andrew Gieselman

FOR THE CHANGE OF  
NAME TO:  
Tag Andrew Gieselman

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-27448**

A petition has been filed to change the name of Thomas Andrew Gieselman to Tag Andrew Gieselman.

The latest day by which an objection to the petition may be filed is October 7, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134974 (9-19)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JOSEPH M. NESTOR  
5502 40th Avenue  
Hyattsville, MD 20781  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-07075**

Notice is hereby given this 28th day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5502 40th Avenue, Hyattsville, MD 20781, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th 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 30th day of September, 2019.

The report states the purchase price at the Foreclosure sale to be \$235,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134864 (9-5,9-12,9-19)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

OSCAR BRUCE  
4809 Hamilton Street  
Hyattsville, MD 20781  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-04098**

Notice is hereby given this 6th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4809 Hamilton Street, Hyattsville, MD 20781, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of October, 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 7th day of October, 2019.

The report states the purchase price at the Foreclosure sale to be \$220,500.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134912 (9-12,9-19,9-26)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

WENDY A. WHITE  
4005 Forest Grove Drive  
Morningside, MD 20746  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-14743**

Notice is hereby given this 28th day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4005 Forest Grove Drive, Morningside, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th 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 30th day of September, 2019.

The report states the purchase price at the Foreclosure sale to be \$158,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134863 (9-5,9-12,9-19)

**NOTICE**

IN THE MATTER OF:  
Blender McGirt

FOR THE CHANGE OF  
NAME TO:  
Blendia Arlene Wiley

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-27450**

A petition has been filed to change the name of Blender McGirt to Blendia Arlene Wiley.

The latest day by which an objection to the petition may be filed is October 7, 2019.

Mahasin El Amin  
Clerk of the



**LEGALS**

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

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

**9409 SILVER FOX TURN  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Russell Nathan Thomas, Sr. and Pearl Deloras Thomas, dated July 25, 2006 and recorded in Liber 28056, Folio 396 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,000.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 8, 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, and Randall J. Rolls,  
Substitute Trustees

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

134943 (9-19,9-26,10-3)

**LEGALS**

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

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

**1209 SHELL DUCK COURT  
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Courtney A George, dated March 29, 2012, and recorded in Liber 33548 at folio 445 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

**OCTOBER 8, 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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601270)

**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

134940 (9-19,9-26,10-3)

**LEGALS**

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

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

**6978 MAYFAIR TERRACE  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Salif Sissoko, dated December 21, 2005 and recorded in Liber 24142, Folio 054 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$239,200.00, and an original interest rate of 7.000%, 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 **SEPTEMBER 24, 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, 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

134832 (9-5,9-12,9-19)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE****THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.**

**8500 PARAGON COURT  
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Desiree C Noble, dated December 29, 2006, and recorded in Liber 27096 at folio 001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**SEPTEMBER 24, 2019  
AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-601127)

**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

134827 (9-5,9-12,9-19)

**LEGALS**

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

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

**4812 WOODFORD LANE  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Vincent Hopkins, dated August 29, 2018 and recorded in Liber 41371, Folio 560 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$263,636.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 1, 2019 AT 11:00 AM.**

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

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

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

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

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

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

134875 (9-12,9-19,9-26)

**LEGALS**

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

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

**8022 ALLOWAY LANE  
BELTSVILLE, MARYLAND 20705**

By virtue of the power and authority contained in a Deed of Trust from Marcus W. Bright and Rose Washington Bright, dated August 2, 2007, and recorded in Liber 28650 at folio 508 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

**OCTOBER 1, 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 \$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 # 18-603516)

**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

134873 (9-12,9-19,9-26)

**ADVERTISE! in The Prince George's Post Call Today 301-627-0900**











**LEGALS**

**ORDER OF PUBLICATION**

Tower DB VIII Trust 2018-1  
c/o James F. Truitt, Jr.  
20 East Timonium Road, Suite 106  
Timonium, Maryland 21093  
Plaintiff

v.

Hung Q. K. Nguyen  
Elizabeth Zajic, Trustee  
Wachovia Bank, National Association  
KNA Wells Fargo Bank, National Association

**3004 MUSKOGEE STREET**

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

and

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

3004 Muskogee Street, Hyattsville, MD 20783, 21st (Twenty-First) Election District, described as follows: All that lot of land and imps PLAT 3, 21,686.0000 SQ. FT & IMPS. WHITE OAK MANOR LOT 4 BLK D

**In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 19-28415**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 3004 Muskogee Street, Hyattsville, MD 20783 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps PLAT 3, 21,686.0000 SQ. FT & IMPS. WHITE OAK MANOR LOT 4 BLK D

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

It is thereupon this 9th day of September, 2019, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of November, 2019, and redeem the property 3004 Muskogee Street, Hyattsville, MD 20783 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
134933 (9-19,9-26,10-3)

**NOTICE**

JEREMY K. FISHMAN, et al.  
Substitute Trustees

vs.

PATRICIA A. STAPLE  
11659 Cosca Park Drive  
Clinton, MD 20735  
Defendant(s)

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

**Civil Action No. CAEF 19-12064**

Notice is hereby given this 10th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11659 Cosca Park Drive, Clinton, MD 20735, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 10th day of October, 2019, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 10th day of October, 2019, next.

The Report of Sale states the amount of the sale to be One Hundred Seventy Two Thousand Dollars (\$172,000.00).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
134960 (9-19,9-26,10-3)

**NOTICE**

IN THE MATTER OF:  
**Yajara Issel Perez Chinchilla**  
FOR THE CHANGE OF NAME TO:  
**Giselle Alicia Perez Chinchilla**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-28280**

A petition has been filed to change the name of (Minor Child(ren)) Yajara Issel Perez Chinchilla to Giselle Alicia Perez Chinchilla.

The latest day by which an objection to the petition may be filed is October 7, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
134963 (9-19)

**ORDER OF PUBLICATION**

Tower DB VIII Trust 2018-1  
c/o James F. Truitt, Jr.  
20 East Timonium Road, Suite 106  
Timonium, Maryland 21093  
Plaintiff

v.

The Estate of Sarah Worthy Turner

**8006 54TH AVENUE**

and

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

and

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

8006 54th Avenue, College Park, MD 20740, 21st (Twenty-First) Election District, described as follows: All that lot of land and imps. 12,792.000 SQ.FT. & IMPS. LAKE-LAND LOT 4 BLK 3

**In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 19-27531**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 8006 54th Avenue, College Park, MD 20740 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 12,792.000 SQ.FT. & IMPS. LAKE-LAND LOT 4 BLK 3

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

It is thereupon this 9th day of September, 2019, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of November, 2019, and redeem the property 8006 54th Avenue, College Park, MD 20740 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
134934 (9-19,9-26,10-3)

**NOTICE**

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

vs.

Angela Haynesworth  
Defendant

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

**CIVIL NO. CAEF 19-14735**

ORDERED, this 12th day of September, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13701 Maned Goose Lane, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of October, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 15th day of October, 2019, next.

The report states the amount of sale to be \$266,760.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
134982 (9-19,9-26,10-3)

**NOTICE**

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

vs.

Linda Martin, Jay Smith and  
Chris Martin  
Defendants

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

**CIVIL NO. CAEF 19-12090**

ORDERED, this 10th day of September, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 26 Post Office Avenue, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of October, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 10th day of October, 2019, next.

The report states the amount of sale to be \$178,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
134961 (9-19,9-26,10-3)

**ORDER OF PUBLICATION**

Tower DB VIII Trust 2018-1  
c/o James F. Truitt, Jr.  
20 East Timonium Road, Suite 106  
Timonium, Maryland 21093  
Plaintiff

v.

Estate of Joyce I Ross

**4356 23RD PLACE**

and

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

and

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

4356 23rd Place, Temple Hills, MD 20748, 6th (Sixth) Election District, described as follows: All that lot of land and imps. 3,566.0000 Sq.Ft. & Imps. Marlow Heights Lot 26 Blk B Assmt \$160,300 Lib 10322 Fl 725 and assessed to Ross Joyce I.

**In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 19-27491**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 4356 23rd Place, Temple Hills, MD 20748 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 3,566.0000 Sq.Ft. & Imps. Marlow Heights Lot 26 Blk B Assmt \$160,300 Lib 10322 Fl 725 and assessed to Ross Joyce I.

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

It is thereupon this 9th day of September, 2019, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of November, 2019, and redeem the property 4356 23rd Place, Temple Hills, MD 20748 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
134935 (9-19,9-26,10-3)

**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

v.

Christopher R. Norris  
14111 Williams Street, Unit# 17D  
Laurel, MD 20707  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-15774**

Notice is hereby given this 12th day of September, 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 15th day of October, 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 15th day of October, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$95,902.38. The property sold herein is known as 14111 Williams Street, Unit# 17D, Laurel, MD 20707.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
134980 (9-19,9-26,10-3)

**NOTICE**

IN THE MATTER OF:  
**David Corbin**

FOR THE CHANGE OF NAME TO:  
**David Adekunbi**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-28362**

A petition has been filed to change the name of (Minor Child(ren)) David Corbin to David Adekunbi.

The latest day by which an objection to the petition may be filed is October 7, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
134965 (9-19)

**LEGALS**

**ORDER OF PUBLICATION**

Tower DB VIII Trust 2018-1  
c/o James F. Truitt, Jr.  
20 East Timonium Road, Suite 106  
Timonium, Maryland 21093  
Plaintiff

v.

Jennifer Pleze

**5403 DANBY AVENUE**

and

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

and

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

5403 Danby Avenue, Oxon Hill, MD 20745, 12th (Twelfth) Election District, described as follows: All that lot of land and imps. 9,560.0000 Sq.Ft. & Imps. Clearview Manor Lot 33 Blk B Assmt \$219,367 Lib 40282 Fl 351 and assessed to Pleze Jennifer

**In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 19-27492**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5403 Danby Avenue, Oxon Hill, MD 20745 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 9,560.0000 Sq.Ft. & Imps. Clearview Manor Lot 33 Blk B Assmt \$219,367 Lib 40282 Fl 351 and assessed to Pleze Jennifer

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

It is thereupon this 9th day of September, 2019, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of November, 2019, and redeem the property 5403 Danby Avenue, Oxon Hill, MD 20745 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
134936 (9-19,9-26,10-3)

**ORDER OF PUBLICATION**

Tower DB VIII Trust 2018-1  
c/o James F. Truitt, Jr.  
20 East Timonium Road, Suite 106  
Timonium, Maryland 21093  
Plaintiff

v.

Anthony Butler Special Needs Trust  
2009

**12800 LIBERTYS DELIGHT DRIVE, UNIT 208**

and

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

and

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

12800 Libertys Delight Drive, Condo Unit #208, Bowie, MD 20720, 7th (Seventh) Election District, described as follows: All that lot of land and imps. Unit 208 670.0000 Sq.Ft. & Imps. The Delight 1 A Co Assmt \$258,667 Lib 31344 Fl 163 Unit 208 Bldg 12 and assessed to Butler Anthony Spec Needs Trust

**In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 19-27493**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 12800 Libertys Delight Drive, Condo Unit #208, Bowie, MD 20720 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. Unit 208 670.0000 Sq.Ft. & Imps. The Delight 1 A Co Assmt \$258,667 Lib 31344 Fl 163 Unit 208 Bldg 12 and assessed to Butler Anthony Spec Needs Trust

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

It is thereupon this 9th day of September, 2019, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons inter-

ested in the property to appear in this Court by the 12th day of November, 2019, and redeem the property 12800 Libertys Delight Drive, Condo Unit #208, Bowie, MD 20720 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
134937 (9-19,9-26,10-3)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**CURTIS DONALD WOMACK**

Notice is given that IJLAL HASAN, whose address is 12207 Brollars Road, Clinton, MD 20735, was on September 10, 2019 appointed Personal Representative of the estate of Curtis Donald Womack who died on June 19, 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 thereafter. Claim forms may be obtained from the Register of Wills.

IJLAL HASAN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 114011  
134990 (9-19,9-26,10-3)

**NOTICE**

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

Plaintiffs

vs.

Hazel Terrell  
Defendant

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

**CIVIL NO. CAEF 19-08679**

ORDERED, this 12th day of September, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9050 Hardesty Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of October, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 15th day of October, 2019, next.

The report states the amount of sale to be \$163,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
134981 (9-19,9-26,10-3)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

DONALD E. BYRD JR.  
SHONTEKA M. BYRD  
8104 Phelps Place  
District Heights, MD 20747  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-05333**

Notice is hereby given this 12th day of September, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8104 Phelps Place, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of October, 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 15th day of October, 2019.

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

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



**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**

17005 LONGLEAF DR.  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated June 25, 2004 and recorded in Liber 2012, Folio 663 among the Land Records of Prince George's County, MD, with an original principal balance of \$360,000.00, 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

**OCTOBER 1, 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 \$37,000 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. 338042-1)

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

134892 (9-12,9-19,9-26)

**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**

211 BOTTSFORD AVE.  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated September 21, 2016 and recorded in Liber 38708, Folio 180 among the Land Records of Prince George's County, MD, with an original principal balance of \$517,993.00, 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

**OCTOBER 1, 2019 AT 11:17 AM**

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

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

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 322143-2)

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

134893 (9-12,9-19,9-26)

**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**

6212 QUEBEC PL.  
COLLEGE PARK A/R/T/A BERWYN HEIGHTS, MD 20740

Under a power of sale contained in a certain Deed of Trust dated March 22, 2007 and recorded in Liber 27839, Folio 657 among the Land Records of Prince George's County, MD, with an original principal balance of \$575,200.00, 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

**SEPTEMBER 24, 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 \$85,000 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. 62699-1)

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

134814 (9-5,9-12,9-19)

**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**

13808 CHESTNUT OAK LA.  
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated July 22, 2005 and recorded in Liber 23043, Folio 170 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,946.00, 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

**OCTOBER 8, 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 \$64,000 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. 69192-1)

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

134952 (9-19,9-26,10-3)

**LEGALS**

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

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

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

**OCTOBER 1, 2019 AT 11:18 AM**

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

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

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

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

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

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

134907 (9-12,9-19,9-26)

**LEGALS****NOTICE OF PUBLIC HEARING  
PROPOSED ISSUE OF EDUCATION FACILITY  
REVENUE BONDS  
BY THE MARYLAND ECONOMIC DEVELOPMENT  
CORPORATION**

The Maryland Economic Development Corporation will hold a public hearing on September 30, 2019 at 9:00 a.m. in its office at 300 E. Lombard Street, Suite 1000, Baltimore, Maryland 21202 to consider the following:

The issuance and sale by the Maryland Economic Development Corporation (the "Corporation"), pursuant to Sections 10-101 through 10-132, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the "Act"), of one or more series of the Corporation's non-recourse, limited obligation, tax-exempt revenue bonds (the "Bonds") in an aggregate principal amount not to exceed \$27,000,000. The proceeds of the Bonds will be loaned to The Children's Guild Institute, Inc., a Maryland nonstock corporation (the "Borrower"), in order to pay for the financing or refinancing of a portion of the costs of (i) the acquisition and/or improvement of educational facilities owned and operated by one or more of the Borrower, The Children's Guild, Inc., a Maryland nonstock corporation, and an affiliate of the Borrower, and The Monarch Academy Public Charter School, Inc., a Maryland nonstock corporation, and an affiliate of the Borrower, located at one or more of the following addresses: 2000 Capital Drive, Annapolis, Anne Arundel County, Maryland 21401 (Bond proceeds in an amount not to exceed \$2,000,000), 6730 Baymeadow Drive, Glen Burnie, Anne Arundel County, Maryland 21060 (Bond proceeds in an amount not to exceed \$2,000,000), 430 Brock Bridge Road, Laurel, Anne Arundel County, Maryland 20724 (Bond proceeds in an amount not to exceed \$17,000,000), 2525 Kirk Avenue, Baltimore, Maryland 21218 (Bond proceeds in an amount not to exceed \$12,500,000), 6802 McClean Boulevard, Baltimore, Maryland 21234 (Bond proceeds in an amount not to exceed \$2,000,000), 4808 Harford Road, Baltimore, Maryland 21214 (Bond proceeds in an amount not to exceed \$2,000,000), 6508 Armstrong Avenue, Baltimore, Maryland 21215 (Bond proceeds in an amount not to exceed \$2,000,000), 6512 Armstrong Avenue, Baltimore, Maryland 21215 (Bond proceeds in an amount not to exceed \$2,000,000), and 9601 Rhode Island Avenue, College Park, Prince George's County, Maryland 20740 (Bond proceeds in an amount not to exceed \$2,000,000) (collectively, the "Facilities"), together with the improvements, equipment and other assets and property thereon and/or relating thereto and renovations and repairs to such property (collectively, the "Project"), (ii) the reimbursement of the Corporation for any of such cost incurred by the Corporation prior to the issuance and sale of the Bonds, (iii) the costs of issuance of the Bonds, and (iv) other related costs associated with the acquisition and/or improvement of the Project and/or the issuance of the Bonds, including the funding of debt service reserve funds, a capital reserve fund and an operating reserve fund, and paying any capitalized interest. The Bonds will be repayable solely by the revenues received from the Project and will not constitute a debt, liability or pledge of the full faith and credit of the State of Maryland, any governmental unit thereof or the Corporation. The Corporation has no taxing power.

Interested persons are invited to attend the public hearing and will have a reasonable opportunity to express their views, both orally and in writing, on the proposed issue of revenue bonds. Written statements may be submitted to the Corporation at or prior to the time of the public hearing. Any written statement submitted prior to the hearing should be sent to the following address: Maryland Economic Development Corporation, 300 E. Lombard Street, Suite 1000, Baltimore, Maryland 21202, Attention: Executive Director.

**MARYLAND ECONOMIC DEVELOPMENT CORPORATION**

134962 (9-19)















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