

LEGALS

SALE

COUNTY-OWNED SURPLUS REAL ESTATE PRINCE GEORGE'S COUNTY

This notice is to inform the general public that Prince George's County, Maryland, has determined the below listed County-owned parcels as surplus properties for disposal under the terms within County Council Resolution CR-71-2019. The price listed for each property is the appraised fair market value, and each property will be disposed of at not less than fair market value, on terms considered to be in the best interest of the County, but at a price not less than that bid by the highest responsive respondent. This Surplus Property Expression of Interest ("EOI") offer will open on **Monday, November 4th, 2019 through 4:00 P.M. Eastern Standard Time (EST) on Tuesday, January 6th, 2020**. The completed EOI proposal is due at the Office of Central Services, Land Acquisition and Real Property Division office.

Conditions

The County does not certify the square footage of the parcel or the amount of acreage of the subject property. It shall be the responsibility of the respondent(s) to inspect the property prior to submitting a proposal to determine pertinent factors of access, zoning, utilities, and easements, etc. No refunds or adjustments will be made because the property fails to meet standards of quality or conditions expected, nor will failure to inspect the property be grounds for any claim for relief from the terms of any proposal submitted in response to this Expression of Interest or any contract that may result herefrom. County makes no representations and warranties concerning the Property. **The property is available "AS-IS" with no guarantees or warranties.**

Pre-Expression of Interest Conference

A Pre-Proposal Conference will be held on Thursday, November 7, and November 14, 2019 at 2:00 P.M. EST at the Office of Central Services, Conference Room 308-A, 3rd floor, **Seating is Limited**. Failure to attend this conference will not preclude a Respondent from submitting a proposal. However, attendance at the pre-proposal conference is highly recommended to ensure the proposer understands the Expression of Interest requirements.

Questions

All questions, interpretations or clarifications, either administrative or technical regarding this Expression of Interest for the Surplus Real Estate pursuant to County Council Resolution CR-71-2019, shall be submitted in writing via email only to OCS_RealProperty@co.pg.md.us the Subject Line shall state the resolution, and the particular parcel referenced map number, no later than Thursday, November 21, 2019 4:00 P.M. EST. The County will post a Question & Answer document after the above deadline for written questions on the OCS Land Acquisition and Real Property website. It is recommended that all interested respondents visit the Property before submitting a proposal.

During this period, expressions of interest will be accepted and must include a ten percent (10%) earnest money deposit in the form of certified funds, payable to **Prince George's County, Maryland** and must be submitted by **4:00 P.M. Eastern Standard Time (EST) on Tuesday, January 6th, 2020**.

A separate certified deposit check must be included for each Expression of Interest.

A RESPONSE WILL ONLY BE CONSIDERED VALID WHEN DELIVERED TO OCS ON OR BEFORE THE DESIGNATED DUE DATE AND TIME. FAXED OR EMAILED RESPONSES WILL NOT BE ACCEPTED.

Best and Final Offer Submissions

Upon review of the responses, OCS and/or Panel may, at its sole and absolute discretion, may conduct discussions with all, or some, of the Respondents via "Best and Final Offers" BAFO submissions after the Expression of Interest Offer closing date and prior to Final Selection and Expression of Interest Bid Award Notice information concerning that process will be supplied to all interested Respondents at the Pre-Submission Conference.

Thursday, February 13th, 2020 – Intended date for announcement of an accepted winning Expression of Interest. If no acceptable proposals are received, the County may extend the deadline for submitting proposals in its absolute discretion.

OCS reserves the right, at its sole and absolute discretion, to reject any proposal it deems incomplete or unresponsive to the submission requirements. Prince George's County reserves the right to waive any informality in any bid and to reject any or all bids without cause. This timeline is subject to change.

Sale Conditions: All property

Seller makes no representations and warranties concerning the Property. **is to be disposed via public sale have no structures or improvements and is being sold "AS IS."**

1. Tax Account Number 01-0014258; Tax Map 13, Grid B3, Block DD, Lots 4.5; Rinard Avenue, Beltsville, MD 20705; 5,040 sq. ft.; Appraised value is \$5,000.
(Resolution No. CR-71-2019 Map 1-A)
2. Tax Account Number 01-0069971; Tax Map 13, Grid B3, Block DD, Lots 18.19; Rinard Avenue, Beltsville, MD 20705; 5,040 sq. ft.; Appraised value is \$7,500.
(Resolution No. CR-71-2019 Map 1-B)
3. Tax Account Number 01-0016105; Tax Map 13, Grid B3, Block PP, Lot 14; 4613 Rinard Avenue, Beltsville, MD 20705; 2,520 sq. ft.; Appraised value is \$5,000.
(Resolution No. CR-71-2019 Map 1-C)
4. Tax Account 17-1964527; Tax Map 50, Grid B2, Block 20, Pt Lots 2.3 & 12 & 5 Pt Lot 11 (SMA 5-17-94 FR CM to R55); 4506 Rhode Island Avenue, Brentwood, MD 20772; 3,842 sq. ft.; Appraised value is \$24,000.
(Resolution No. CR-71-2019 Map 2-A)
5. Tax Account Number 17-1956283; Tax Map 41, Grid B2, Parcel 149, PAR 2 EX 1610 SF T-DT S/B 07/21/04 L19961 F010; New Hampshire Avenue, Hyattsville, MD 20783; 33,671 sq. ft.; Appraised value is \$110,000.
(Resolution No. CR-71-2019 Map 2-B)
6. Tax Account Number 19-2125789; Tax Map 43, Grid B3, Parcel 5, Wildercroft Elementary School Site; 6700 Riverdale Road, Riverdale, MD 20737; 5.94 acres; Appraised value is n/a.
(Resolution No. CR-71-2019 Map 3-A)
7. Tax Account Number 21-2358851; Tax Map 33, Grid E4, Block 27, PAR 186 (#2358828, 36, 69, 93, 2358901, 27, 76, 31 COMB IN 00VAC99011); 51st Avenue, College Park, MD 20740; 36,230 sq. ft.; Appraised value is n/a.
(Resolution No. CR-71-2019 Map 3-B)
8. Tax Account Number 14-1656768; Tax Map 29, Grid A2, Block 5, Lots 17.18; 6th Street, Bowie, MD 20715; 5,000 sq. ft.; Appraised value is \$42,000.
(Resolution No. CR-71-2019 Map 4-A)
9. Tax Account Number 14-1631563; Tax Map 29, Grid A2, Block 5, Lot 42; 7th Street, Bowie, MD 20720; 2,500 sq. ft.; Appraised value is \$15,000.
(Resolution CR-71-2019 Map 4-B)
10. Tax Account Number 18-2067221; Tax Map 65, Grid F2, Block 14,

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- Lot 8; 5701 Jost Street, Capitol Heights, MD 20743; 2,375 sq. ft.; Appraised value is \$13,300.
(Resolution No. CR-71-2019 Map 5-A)
11. Tax Account Number 18-2092971; Tax Map 65, Grid F1, Block F, Lot 13; 1217 Farmingdale Avenue, Capitol Heights, MD 20743; 5,512 sq. ft.; Appraised value is \$36,000.
(Resolution No. CR-71-2019 Map 5-B)
12. Tax Account Number 18-1992460; 18-1992619; Tax Map 67, Grid A4, Subdivision 4160; 1.99-acre portion of Parcel A; Parcel 35; 7915 Anchor Street & 7908 Central Avenue, Landover, MD 20785; 2.30 acres; Appraised value is n/a.
(Resolution No. CR-71-2019 Map 5-C)
13. Tax Account Number 18-2049989; Tax Map 66, Grid A2, Block E, Lot 26; HEIGHTS T-DT S/B 06/29/04 L19833 F459; 5908 K Street, Capitol Heights, MD 20743; 2,500 sq. ft.; Appraised value \$10,000.
(Resolution No. CR-71-2019 Map 5-D)
14. Tax Account Number 07-0736504; Tax Map 45, Grid F4, Block F, Lot 9; King Court, Bowie, MD 20716; 16,502 sq. ft.; Appraised value is \$99,000.
(Resolution CR-71-2019 Map 6-A)
15. Tax Account Number 06-0597559; Tax Map 82, Grid C4, Parcel 349; Flowers Road, Upper Marlboro, MD 20774; 10.92 acres; Appraised value is \$950,000.
(Resolution No. CR-71-2019 Map 6-B)
16. Tax Account Number 18-2019230; Tax Map 72, Grid E2, Block 21, Lot 26; Balboa Avenue, Capitol Heights, MD 20743; 2,000 sq. ft.; Appraised value is \$2,500.
(Resolution No. CR-71-2019 Map 7-A)
17. Tax Account Number 18-2080869; Tax Map 66, Grid B3, Block 2, TRI at NE PT LOTS 23, 24, Lot 25 EX TRI at SW EQ 3705 SQ FT; James Farmer Way, Capitol Heights, MD 20743; 3,705 sq. ft.; Appraised value is n/a.
(Resolution No. CR-71-2019 Map 7-B)
18. Tax Account Number 18-2043537; Map 72, Grid E2, Block 19, Lots 15.16; 809 Drum Avenue, Capitol Heights, MD 20743; 4,000 sq. ft.; Appraised value is \$25,000.
(Resolution No. CR-71-2019 Map 7-C)
19. Tax Account Number 06-2751279; Tax Map 80, Grid F1, Subdivision 4820, Parcel B; 1750 Torrance Avenue, Capitol Heights, MD 20743; 2.05 acres; Appraised value is \$32,000.
(Resolution CR-71-2019 Map 7-D)
20. Tax Account Number 06-0609818; Map 72, Grid F4, Block 3, Lot 108; Quarter Avenue, Capitol Heights, MD 20743; 2,000 sq. ft.; Appraised value is \$2,500.
(Resolution No. CR-71-2019 Map 7-E)
21. Tax Account Number 06-0438507; Map 72, Grid F4, Block 3, Lot 107; Quarter Avenue, Capitol Heights, MD 20743; 2,000 sq. ft.; Appraised value is \$2,500.
(Resolution No. CR-71-2019 Map 7-F)
22. Tax Account Number 06-0422675; Map 72, Grid F4, Block 3, Lots 99.100; Quarter Avenue, Capitol Heights, MD 20743; 4,000 sq. ft.; Appraised value is \$7,500.
(Resolution No. CR-71-2019 Map 7-G)
23. Tax Account Number 06-0638551; Map 72, Grid F4, Block 3, Lots 93.94; Quarter Avenue, Capitol Heights, MD 20743; 4,000 sq. ft.; Appraised value is \$7,500.
(Resolution No. CR-71-2019 Map 7-H)
24. Tax Account Number 18-2059863; Tax Map 66, Grid A4, Block 3, Lot 22 (Lot 23 2000 SF to # 3247244 STR 99); 5609 Eagle Street, Capitol Heights, MD 20743; 2,000 sq. ft.; Appraised value is \$12,000.
(Resolution CR-71-2019 Map 7-I)
25. Tax Account Number 18-2096634; Tax Map 66, Grid D3, Section 2, Block U, Lots 28.29; 308 Carmody Hills Drive, Capitol Heights, MD 20743; 5,000 sq. ft.; Appraised value is \$36,000.
(Resolution No. CR-71-2019 Map 7-J)
26. Tax Account Numbers: 18-2057693; 18-2057701; 18-2057677; Tax Map 72, Grid E2, Block 21, Lots 1.2.3.4.5; Lots 6.7.8.9 EX R 9 FT EA Lot 10 EX R 9 FT; R 9 FT LTS 6.7.8.9 & 10; Emo Street, Capitol Heights, MD 20743; 22,729 sq. ft.; Appraised value is \$83,000.
(Resolution No. CR-71-2019 Map 7-K)
27. Tax Account Number 18-2080802; Tax Map 72, Grid E4, Block 73, Lot 21; Mentor Avenue, Capitol Heights, MD 20743; 2,170 sq. ft.; Appraised value is \$30,000.
(Resolution No. CR-71-2019 Map 7-M)
28. Tax Account Number 18-2006831; Tax Map 66, Grid C1, Block 8, Lots 17.18.19; Elsa Avenue, Landover, MD 20785; 9,375 sq. ft.; Appraised value is \$44,000.
(Resolution No. CR-71-2019 Map 7-N)
29. Tax Account Number 12-1311455; Tax Map 96, Grid C1, Parcel 21; Brookside Drive, Oxon Hill, MD 20745; 2.59 acres; Appraised value is \$170,000.
(Resolution CR-71-2019 Map 7-O)
30. Tax Account Number 12-1353770; Tax Map 96, Grid C1, Plat 2, Block A, Parcel B – L0435 F109, L0001 F153; Deep Gorge Court, Oxon Hill, MD 20745; 2.07 acres; Appraised value is \$26,000.
(Resolution No. CR-71-2019 Map 7-P)
31. Tax Account Number 06-0589390; Tax Map 80, Grid E1, Block 13, Lots 7.8; Mars Avenue, Suitland, MD 20746; 4,000 sq. ft.; Appraised value is \$18,000.
(Resolution No. CR-71-2019 Map 7-Q)
32. Tax Account Number 06-0549980; Tax Map 80, Grid E1, Block 13, Lots 9.10; Mars Avenue, Suitland, MD 20746; 4,000 sq. ft.; Appraised value is \$18,000.
(Resolution No. CR-71-2019 Map 7-R)
33. Tax Account Number 06-0588962; Tax Map 80, Grid E1, Block 13, Lots 11.12; Mars Avenue, Suitland, MD 20746; 4,000 sq. ft.; Appraised value is \$18,000.
(Resolution No. CR-71-2019 Map 7-S)
34. Tax Account Number 06-0589051; Tax Map 80, Grid E1, Block 13, Lots 13.14.15.16; Mars Avenue, Suitland, MD 20746; 8,000 sq. ft.; Appraised value is \$40,000.
(Resolution CR-71-2019 Map 7-T)
35. Tax Account Number 06-0589069; Tax Map 80, Grid E1, Block 13, Lots 17 thru 21, L4820 F267; Mars Avenue, Suitland, MD 20746; 10,000 sq. ft.; Appraised value is \$42,000.
(Resolution No. CR-71-2019 Map 7-U)
36. Tax Account Number 06-0474064; Tax Map 80, Grid A2, Block A, Lot 1; Southern Avenue, Suitland, MD 20746; 6,255 sq. ft.; Appraised value is \$40,000.
(Resolution No. CR-71-2019 Map 7-V)

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37. Tax Account Numbers: 18-1992395; 18-1992403; 18-1992411; 18-1992429; 18-1992437; 18-1992684; 18-1992668; 18-1992627; 18-1992171; Former Lyndon Hills Elementary school site; Tax Map 73, Grid B1, Pt Lots 1-5; Pt Lots 6.7, Lots 8-10; Lots 11-15; Lots 16-20; Lots 21-24; Par 72; Par 71; Par 70; Par 64; 6181 Old Central Avenue; 302 Rollins Avenue; Central Avenue; Yolanda Avenue, Capitol Heights, MD 20743; 6.05 acres; Appraised value is n/a.
(Resolution No. CR-71-2019 Map 7-W)
38. Tax Account Number 12-1225184; Tax Map 95, Grid F2, Section 11, Block 203, Lot 1; 109 Talbert Drive, Oxon Hill, MD 20745; 3,914 sq. ft.; Appraised value is \$20,000.
(Resolution No. CR-71-2019 Map 8-A)
39. Tax Account Number 12-1225192; Tax Map 95, Grid F2, Section 11, Block 203, Lot 2; 107 Talbert Drive, Oxon Hill, MD 20745; 3,520 sq. ft.; Appraised value is \$20,000.
(Resolution CR-71-2019 Map 8-B)
40. Tax Account Number 12-1225200; Tax Map 95, Grid F2, Section 11, Block 203, Lot 3; 105 Talbert Drive, Oxon Hill, MD 20745; 3,520 sq. ft.; Appraised value is \$20,000.
(Resolution No. CR-71-2019 Map 8-C)
41. Tax Account Number 12-1225218; Tax Map 95, Grid F2, Section 11, Block 203, Lot 4; 103 Talbert Drive, Oxon Hill, MD 20745; 3,520 sq. ft.; Appraised value is \$20,000.
(Resolution No. CR-71-2019 Map 8-D)
42. Tax Account Number 12-1225226; Tax Map 95, Grid F2, Section 11, Block 203, Lot 5; 101 Talbert Drive, Oxon Hill, MD 20745; 3,520 sq. ft.; Appraised value is \$20,000.
(Resolution No. CR-71-2019 Map 8-E)
43. Tax Account Number 12-1225234; Tax Map 95, Grid F2, Section 11, Block 203, Lot 6; 55 Talbert Drive, Oxon Hill, MD 20745; 6,400 sq. ft.; Fair market value is \$20,000.
(Resolution CR-71-2019 Map 8-F)
44. Tax Account Number 12-1303221; Tax Map 96, Grid D2, Section 02, Block F; Mystic Avenue, Oxon Hill, MD 20745; 238,113 sq. ft.; Appraised value is \$25,000.
(Resolution No. CR-71-2019 Map 8-G)
45. Tax Account Number 12-1369818; Tax Map 113, Grid E1, Parcel 134; 8115 Oxon Hill Road, Fort Washington, MD 20744; 42,453 sq. ft.; Appraised value is \$115,000.
(Resolution No. CR-71-2019 Map 8-H)
46. Tax Account Number 05-0412031; Tax Map 151, Grid E4, Parcel 204; Livingston Road, Accokeek, MD 20607; 5.76 acres; Appraised value is n/a.
(Resolution No. CR-71-2019 Map 9-A)
47. Tax Account Number 11-1181841; Tax Map 146, Grid D4, Parcel 46; 14210 Gibbons Church Road, Brandywine, MD 20613; 1.29 acres; Appraised value is \$112,000.
(Resolution CR-71-2019 Map 9-B)
48. Tax Account Number 09-0896365; Tax Map 116, Grid A3, Parcel 220; Piscataway Road, Clinton, MD 20735; 0.50 acres; Appraised value is \$10,000.
(Resolution No. CR-71-2019 Map 9-C)
49. Tax Account Number 09-0986505; Tax Map 108, Grid A4, Lot 12; 7801 Sarakal Road, Clinton, MD 20735; 11,176 sq. ft.; Appraised value is \$20,000.
(Resolution No. CR-71-2019 Map 9-D)
50. Tax Account Number 09-0986513; Tax Map 108, Grid A4, Lot 13; 7803 Sarakal Road, Clinton, MD 20735; 10,000 sq. ft.; Appraised value is \$20,000.
(Resolution No. CR-71-2019 Map 9-E)
51. Tax Account Number 09-0986497; Tax Map 108, Grid A4, Lot 11; 7804 Sarakal Road, Clinton, MD 20735; 10,061 sq. ft.; Appraised value is \$20,000.
(Resolution CR-51-2019 Map 9-F)
52. Tax Account Number 09-0986521; Tax Map 108, Grid A4, Lot 14; 7805 Sarakal Road, Clinton, MD 20735; 10,000 sq. ft.; Appraised value is \$20,000.
(Resolution No. CR-71-2019 Map 9-G)
53. Tax Account Number 09-0986489; Tax Map 108, Grid A4, Lot 10; 7806 Sarakal Road, Clinton, MD 20735; 10,000 sq. ft.; Appraised value is \$20,000.
(Resolution No. CR-71-2019 Map 9-H)
54. Tax Account Number 09-0986539; Tax Map 108, Grid A4, Lot 15; 7807 Sarakal Road, Clinton, MD 20735; 10,000 sq. ft.; Appraised value is \$20,000.
(Resolution No. CR-71-2019 Map 9-I)

Requests for further information or any objection on the sale of a property shall be in writing and addressed as follows: The Office of Central Services, 1400 McCormick Drive, Room 336, Largo, Maryland 20774, Attn: Administrator, Land Acquisition and Real Property Division (telephone: 301-883-6450) and must be submitted by **Monday, December 2, 2019 by 4:00 P.M.**

All real property is offered "As-Is," with no warranties or guarantees, expressed or implied, as to kind, character or its fitness for any use, purpose or its ability to be developed for any use or purpose.

Please visit our website below commencing on Monday, November 4th, 2019 for detailed EOI information
<https://www.princegeorgescountymd.gov/927/Surplus-Real-Estate>

135446 (11-7,11-14,11-21)

LEGALS

Redevelopment Authority of Prince George's County Community Impact Grant Program Notification of Funding Availability (NOFA) FY 2020

The Redevelopment Authority of Prince George's County (RDA) is Soliciting Applications from community based 501 (c) (3) organizations for the Community Impact Grant Program (CIG) FY 2020 Funding Round. The CIG Program funds grants to implement small innovative capital projects that revitalize and enhance communities and quality of life in Prince George's County.

The RDA has Four Hundred Ninety-seven thousand dollars (\$497,000) available for the FY 2020 Funding Round. Two hundred and fifty thousand dollars (\$250,000) of this is earmarked for eligible projects in the Northern Gateway target area of Prince George's County.

Email questions to Andrea D. Anderson Project Manager at: adanderson@co.pg.md.us
Visit Website:

<https://www.princegeorgescountymd.gov/DocumentCenter/View/27531/NOFA-FY-2020>

Applications must be received by the RDA no later than December 20, 2019 at 12:00 PM.

135459

(11-7,11-14)

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

6012 37TH AVE.
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated July 20, 2007 and recorded in Liber 29332, Folio 178 among the Land Records of Prince George's County, MD, with an original principal balance of \$82,000.00, 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

DECEMBER 3, 2019 AT 11:06 AM

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

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$8,000 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. 334044-1)

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

135476 (11-14,11-21,11-28)

Serving
Prince George's County
301-627-0900

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

4704 GUNTHER STREET
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Garland W. Gee, dated June 29, 2009, and recorded in Liber 30789 at folio 091 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

**DECEMBER 3, 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 \$9,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601705)

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

135451 (11-14,11-21,11-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14000 FARNSWORTH LANE # 3201
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Laneal Langston, dated May 29, 2007 and recorded in Liber 28258, Folio 634 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$257,000.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 19, 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

135331 (10-31,11-7,11-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

3404 DUNWOOD CROSSING DRIVE
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Avis Y. Bell and Karen Bell, dated August 29, 2007, and recorded in Liber 28573 at folio 538 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

**DECEMBER 3, 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 \$65,000.00 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 # 18-600313)

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

135452 (11-14,11-21,11-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7304 FACELLA COURT
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Clarence E. Sanders, dated May 20, 2005 and recorded in Liber 28603, Folio 539 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$237,000.00, 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 **NOVEMBER 19, 2019 AT 11:00 AM.**

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

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

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

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

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

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

135332 (10-31,11-7,11-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5037 37TH AVENUE
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Sonia E. Francis, dated March 23, 2007, and recorded in Liber 29946 at folio 115 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

**DECEMBER 3, 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603896)

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

135453 (11-14,11-21,11-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4526 POWDER MILL ROAD
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Charles Obiekwe and Kimberlyn Obiekwe, dated May 11, 2007 and recorded in Liber 27912, Folio 578 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, 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 **NOVEMBER 19, 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

135333 (10-31,11-7,11-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

9231 FOWLER LANE
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Lawrence S. Schaffer, dated October 11, 2008, and recorded in Liber 30549 at folio 232 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

DECEMBER 3, 2019
AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-40216)

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

135454 (11-14,11-21,11-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7807 MALCOLM ROAD
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Jeong Ho Tahk and Olive Hyejung Yoon, dated March 24, 2014 and recorded in Liber 35838, Folio 32 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$455,000.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 19, 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.

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 \$35,000.00 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

135334 (10-31,11-7,11-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

13011 TRUMBULL DRIVE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Pamela Walker AKA Pamela R. Walker, dated February 17, 2012, and recorded in Liber 33447 at folio 168 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

NOVEMBER 19, 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 # 16-603599)

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

135328 (10-31,11-7,11-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3727 PORTAL AVENUE
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Yolanda Rhodes and Yvonne Rhodes-Toy, dated March 1, 2007 and recorded in Liber 27459, Folio 287 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$314,900.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 26, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$42,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

135397 (11-7,11-14,11-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$800.00 in each and every year.

5204 TROTTERS GLEN DRIVE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Karen Faulk and Bartiqua Faulk, dated May 28, 2008, and recorded in Liber 29816 at folio 209 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

NOVEMBER 19, 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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-600515)

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

135330 (10-31,11-7,11-14)

ADVERTISE! in The Prince George's Post

Call Today 301-627-0900

LEGALS

NOTICE TO CREDITORS OF A SETTLOR OF A REVOCABLE TRUST

To all persons interested in the Trust of Laura Ann Fleet.
 This is to give notice that Laura Ann Fleet, who resided at 7205 Long Branch Dr., New Carrollton, MD, died on or about February 8, 2019. Before the decedent's death, the decedent created a revocable trust for which the undersigned, Angela Minor, whose address is 1101 Pennsylvania Ave., NW, Suite 300, Washington, DC 20020 and Steven E. Hoofnagle, whose address is 165 Log Canoe Circle, Suite I, Stevensville, MD 21666, are now co-Successor Trustees.
 To have a claim satisfied from the property of this trust, a person who has claim against the decedent must present the claim on or before the date that is 6 months after the date of the first publication of this notice to the undersigned trustee at the address stated above. The claim must include the following information:
 A verified written statement of the claim indicating its basis;
 The name and address of the claimant;
 If the claim is not yet due, the date on which it will become due;
 If the claim is contingent, the nature of the contingency;
 If the claim is secured, a description of the security; and
 The specific amount claimed.
 Any claim not presented to the trustee on or before that date or any extension provided by law is unenforceable.

Angela Minor, Trustee 1101 Pennsylvania Ave., NW Suite 300 Washington, DC 20020	Steven E. Hoofnagle, Trustee 165 Log Canoe Circle Suite I Stevensville, MD 21666
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135419 (11-7,11-14,11-21)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACK J BARNES

Notice is given that Jane A Barnes, whose address is 6505 Springbrook Lane, Clinton, MD 20735, was on November 1, 2019 appointed personal representative of the small estate of Jack J Barnes who died on February 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.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

JANE A BARNES
Personal Representative

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

Estate No. 114738
135500 (11-14)

ZONING HEARINGS

ZONING HEARINGS ON THE FOLLOWING APPLICATIONS WILL BE HELD BY THE ZONING HEARING EXAMINER ON

Tuesday, December 17, 2019
 Wednesday, December 18, 2019
 Zoning Hearing Examiner's Office
 Suite L-205
 COUNTY ADMINISTRATION BUILDING
 UPPER MARLBORO, MD.
 at 9:00 A.M.

Authorization to Build in a Right of Way:

Piscataway (5) ELECTION DISTRICT:

Application of Two Farms, Inc., Royal Farms #220, ON REMAND, request to BUILD WITHIN AN ULTIMATE RIGHT-OF-WAY (F-11 and C525), the property containing approximately 2.94 acres of land, zoned C-S-C, located (distance related to or near major intersection), 15808, 15812 Livingston Road, 100 Biddle Road and 16001 Indian Head Highway (MD 210), Accokeek, Maryland 20607, located on the west side of Indian Head Highway (MD 210), in the southwest quadrant of its intersection with Livingston Road.

By Order of the County Council
 Prince George's County, Md.
 Todd M. Turner, Chair

Attest:
 Donna J. Brown
 Acting Clerk of the Council

135447 (11-14)

Gregory R Singleton
5827 Allentown Rd
Camp Springs, MD 20746
240-252-2072

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SARAH MAE BOLDEN

Notice is given that Donell Wood, whose address is 119 Cindy Lane, Capitol Heights, MD 20743, was on October 2, 2019 appointed Personal Representative of the estate of Sarah Mae Bolden, who died on January 2, 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 2nd day of April, 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.

DONELL WOOD
Personal Representative

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

Estate No. 110025
135385 (10-31,11-7,11-14)

LEGALS

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

In the Matter of:
DOMINIQUE A HARLEY, Minor

Guardianship No. GD-10946

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **DOMINIQUE A HARLEY**, an infant female born on December 19, 2014 at Howard County General Hospital in Maryland to Tracy Ilesha Harley and Father Unknown, having been filed, it is this 11th day of October, 2019.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent(s), Father Unknown, the natural father of the aforementioned child, is hereby notified for the guardianship of the person has been filed, stating the last known address of respondent(s) as Unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 30th day of December, 2019, why the relief prayed should not be granted; and the said respondent(s) is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772

135463 (11-7,11-14,11-21)

LEGALS

NOTICE

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

Substitute Trustees,
 Plaintiffs

v.

Knikesha L. Banks
 AND

Donald J. Banks
 7103 Aquinas Avenue
 Upper Marlboro, MD 20772

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 19-18474**

Notice is hereby given this 30th day of October, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of December, 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 2nd day of December, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$216,008.50. The property sold herein is known as 7103 Aquinas Avenue, Upper Marlboro, MD 20772.

MAHASIN EL AMIN
 Clerk of the Circuit Court
 Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 135444 (11-7,11-14,11-21)

Michelle D Lee
 10605 Concord Street, Suite 420
 Kensington, MD 20895
 240-514-2358

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GARY GRAHAM

Notice is given that Anthony Graham, whose address is 11407 Walpole Court, Bowie, MD 20720, was on October 3, 2019 appointed Personal Representative of the estate of Gary Graham who died on January 28, 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.

ANTHONY GRAHAM
 Personal Representative

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

Estate No. 112578
 135386 (10-31,11-7,11-14)

NOTICE

CARRIE M. WARD, et al.
 6003 Executive Blvd., Suite 101
 Rockville, MD 20852

Substitute Trustees/
 Plaintiffs,

v.
 SALMINEO SHERMAN, SR.
 CORA J. SHERMAN
 11606 American Swing Place
 Clinton, MD 20735

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 16-41442**

Notice is hereby given this 22nd day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11606 American Swing Place, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of November, 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 22nd day of November, 2019.

The report states the purchase price at the Foreclosure sale to be \$376,200.00.

MAHASIN EL AMIN
 Clerk of the Circuit Court
 Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 135376 (10-31,11-7,11-14)

LEGALS

NOTICE

CARRIE M. WARD, et al.
 6003 Executive Blvd., Suite 101
 Rockville, MD 20852

Substitute Trustees/
 Plaintiffs,

vs.

CHARLES GREENFIELD
 LORETTA C. MOSS (DECEASED)
 5416 Woodland Boulevard
 Oxon Hill, MD 20745

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 19-21093**

Notice is hereby given this 30th day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5416 Woodland Boulevard, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of December, 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 2nd day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$215,000.00.

MAHASIN EL AMIN
 Clerk, Circuit Court for
 Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 135437 (11-7,11-14,11-21)

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

In the Matter of:
DOMINIC D HARLEY, Minor

Guardianship No. GD-10945

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **DOMINIC D HARLEY**, an infant male born on December 19, 2014 at Howard County General Hospital in Maryland to Tracy Ilesha Harley and Father Unknown, having been filed, it is this 11th day of October, 2019.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent(s), Father Unknown, the natural father of the aforementioned child, is hereby notified for the guardianship of the person has been filed, stating the last known address of respondent(s) as Unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 30th day of December, 2019, why the relief prayed should not be granted; and the said respondent(s) is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20772

135462 (11-7,11-14,11-21)

NOTICE

IN THE MATTER OF:
Kenneth Maurice Deville III

FOR THE CHANGE OF NAME TO:
Gisele Nicole Deville

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 19-17701**

A petition has been filed to change the name of Kenneth Maurice Deville III to Gisele Nicole Deville.

The latest day by which an objection to the petition may be filed is December 2, 2019.

Mahasin El Amin
 Clerk of the Circuit Court for
 Prince George's County, Maryland
 135464 (11-14)

NOTICE

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

Plaintiffs

v.

Rammitta X. Jones and
 Estate of Calvin K. Jones

Defendants

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

CIVIL NO. CAEF 19-13347

ORDERED, this 31st day of October, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1406 Peachwood Lane, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of December, 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 2nd day of December, 2019, next.

The report states the amount of sale to be \$243,000.00.
 MAHASIN EL AMIN
 Clerk of the Circuit Court
 Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 135445 (11-7,11-14,11-21)

LEGALS

NOTICE

CARRIE M. WARD, et al.
 6003 Executive Blvd., Suite 101
 Rockville, MD 20852

Substitute Trustees/
 Plaintiffs,

vs.

ANTHONY RUSSELL JOHNSON
 ANTOINETTE JOHNSON
 813 Reedworth Court
 Capitol Heights, MD 20743

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 19-22488**

Notice is hereby given this 30th day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 813 Reedworth Court, 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 2nd day of December, 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 2nd day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$174,000.00.

MAHASIN EL AMIN
 Clerk, Circuit Court for
 Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 135438 (11-7,11-14,11-21)

NOTICE PURSUANT TO MARYLAND RULE 2-122

1429 EASTERN AVENUE
 DEVELOPMENT GROUP, LLC

v.

UNKNOWN HEIRS OF
 RALPH A. PHILIPS

Defendants,

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAE19-26371**

Plaintiff, 1429 Eastern Avenue Development Group, LLC filed a Complaint in the Circuit Court for Prince George's County, Maryland (Case No. CAE19-26371) on August 16, 2019, seeking to quiet title by establishing Plaintiff's title to real property located in Capitol Heights, Maryland. The property at issue is a strip of unimproved land approximately sixteen (16) feet in width and slightly more than fifty-two (52) feet deep known as part of Lot 17 in Block 12 along Eastern Avenue, located in the Frederick W. Childs' Subdivision ("Lot 17"). Lot 17 is located at the intersection of Addison Road and Eastern Avenue and is immediately adjacent to Lot 18, which is located at 1435 Eastern Avenue, Capitol Heights, Maryland in Prince George's County, Maryland ("Lot 18"). In 1938, the States Road Commission acquired land and proceeded to construct Addison Road. The construction of Addison Road reduced the width of Lot 17 from approximately thirty-nine (39) feet to approximately sixteen (16) feet. Addison Road was constructed east of the railroad tracks and within the twenty-three (23) westerly feet of Lot 17. This reduced the size of Lot 17 and resulted in its present configuration. Ralph A. Philips and Elizabeth Philips are the last known record owners of Lot 17. This notice is to the unknown heirs of Ralph A. Philips and the unknown heirs of Elizabeth Philips. Plaintiff seeks the entry of an order vesting the fee simple title of Lot 17 in Plaintiff and granting other and further relief that the Court may deem just and proper under the circumstances. Persons believing they have an interest in the Real Property must file a written response with the Circuit Court for Prince George's County, Maryland, on or before December 8, 2019. Failure to file a timely response could result in a judgment by default following a hearing and/or the granting of the relief sought by the Plaintiff.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

MAHASIN EL AMIN
 Clerk, Circuit Court for
 Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 135389 (10-31,11-7,11-14)

NOTICE

CARRIE M. WARD, et al.
 6003 Executive Blvd., Suite 101
 Rockville, MD 20852

Substitute Trustees/
 Plaintiffs,

vs.

MICHAEL A. REID
 CONSTANCE M. REID
 10904 Henry Darnall Court
 Upper Marlboro, MD 20772

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 18-35938**

Notice is hereby given this 18th day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10904 Henry Darnall Court, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of November, 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 18th day of November, 2019.

The report states the purchase price at the Foreclosure sale to be \$217,000.00.

MAHASIN EL AMIN
 Clerk, Circuit Court for
 Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 135352 (10-31,11-7,11-14)

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 19-19401**

Notice is hereby given this 18th day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9205 New Hampshire Avenue, Condo Unit: A-3, Hyattsville, MD 20783, 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 18th day of November, 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 18th day of November, 2019, next.

The Report of Sale states the amount of the sale to be Thirty Nine Thousand Five Hundred Twenty Dollars (\$39,520.00).
 MAHASIN EL AMIN
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Mahasin El Amin, Clerk
 135350 (10-31,11-7,11-14)

LEGALS

NOTICE

CARRIE M. WARD, et al.
 6003 Executive Blvd., Suite 101
 Rockville, MD 20852

Substitute Trustees/
 Plaintiffs,

vs.

LAWRENCE E. GOINS
 ROBERT L. GIBSON
 6601 Hil Mar Drive
 District Heights, MD 20747

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 19-21069**

Notice is hereby given this 30th day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6601 Hil Mar Drive, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of December, 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 2nd day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$217,560.00.</

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5526 AMBER STREET
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Paul E. Valmede and Aicha Lompo, dated May 15, 2015 and recorded in Liber 37055, Folio 357 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,019.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 3, 2019 AT 11:30 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.

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

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

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

135448 (11-14,11-21,11-28)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MILDRED B WHITAKER**

Notice is given that Patricia Jones, whose address is 10406 Brightfield Lane, Upper Marlboro, MD 20772, was on November 4, 2019 appointed personal representative of the small estate of Mildred B Whitaker who died on July 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

PATRICIA JONES
Personal Representative

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CAROLYN LOUISE FIELDS**

Notice is given that Torwana Dornice Herbert, whose address is 11822 Sylvia Drive, Clinton, MD 20735, was on November 4, 2019 appointed personal representative of the small estate of Carolyn Louise Fields who died on September 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

TORWANA DORNICE HERBERT
Personal Representative

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

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

Estate No. 115275

Estate No. 114994

135501 (11-14)

135502 (11-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5614 JOAN LANE
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Mark L. Potter, dated October 9, 2013 and recorded in Liber 35625, Folio 213 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$195,600.00, and an original interest rate of 4.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 3, 2019 AT 11:30 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

135449 (11-14,11-21,11-28)

LEGALS

NOTICE

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

Plaintiffs

vs.

Sarian B. Wilkinson and Claude J. Winkinson

Defendants

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

CIVIL NO. CAEF 19-19467

ORDERED, this 5th day of November, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2103 Hannon Street, Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of December, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 5th day of December, 2019, next. The report states the amount of sale to be \$266,000.00.

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

135468 (11-14,11-21,11-28)

NOTICE

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

Plaintiffs

vs.

Marcus W. Bright and Rose Washington Bright

Defendants

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

CIVIL NO. CAEF 17-00120

ORDERED, this 7th day of November, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8022 Alloway Lane, Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of December, 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 9th day of December, 2019, next. The report states the amount of sale to be \$352,672.50.

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

135504 (11-14,11-21,11-28)

LEGALS

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

The owner(s) of said vehicle(s) have 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: **11/28/19**

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

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

2014 FORD FOCUS DC EY7610 1FADP3F22EL274349
2001 HYUNDAI SONATA MD 7CW8908 KMHWF35V71A434177

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

2015 HYUNDAI SONATA 5NPE24AF4FH069909
2009 CHEVROLET MONTECARLO MD 93622CH 1G1ZG57B39F149979
1996 CHEVROLET TAHOE MD 5552Z0 1GNEK13R0TJ369253
2008 NISSAN MAXIMA MD 3BV1685 1N4BA41E48C28852
2006 SAAB 93 DC EV0586 YS3FD49Y761035905
2005 HONDA ACCORD MD 8DR5221 1HGCM826X5A010782
2000 FORD RANGER MD 7DT5632 1FTYR10C2YTA01489

135506 (11-14)

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 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: **11/29/2019**

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**

2003 HONDA CIVIC 2HGES165X3H614547
2000 CADILLAC DEVILLE 1G6KF598YU258346

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

1997 SEADOO BOAT ZZNR8361A797
CHALLENGER
1987 CHEVROLET CHEVY VAN MD 5567L3 2GBJG31M7H4114955
1992 UNKNOWN TRAILER AC173837MD
2004 CHEVROLET CAVALIER 1G1JC52F047338725

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

2005 CHEVROLET MALIBU 1G1ZS52F45F180693
2005 VOLKSWAGEN JETTA 3VWRF71K15M612983
1994 CHEVROLET GMT 400 1GBGC34K9RE255589
2002 CHEVROLET MALIBU 1G1ND52J02M671394
2005 INFINITI G35 JNKCV51FX5M309276
1977 CHEVROLET BLAZER VA VMW4560 1GNDDT13W4V2190774
2004 OLDSMOBILE ALERO MD 9FXL15 1G3NL52F34C124795
CHEVROLET CHEVY VA VMW4560 CGL3290118523
VAN

135507 (11-14)

*The Prince George's Post
Call 301-627-0900*

LEGALS

NOTICE

IN THE MATTER OF: **Ibrahim Ramadan Nhabay**

FOR THE CHANGE OF NAME TO: **Abraham Alexander Kincaid**

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-33835

A petition has been filed to change the name of Ibrahim Ramadan Nhabay to Abraham Alexander Kincaid.

The latest day by which an objection to the petition may be filed is December 2, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
135465 (11-14)

NOTICE

IN THE MATTER OF: **Shannon Joel Dangler**

FOR THE CHANGE OF NAME TO: **Shannon Joel Von Dangler**

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-34763

A petition has been filed to change the name of Shannon Joel Dangler to Shannon Joel Von Dangler.

The latest day by which an objection to the petition may be filed is December 2, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
135466 (11-14)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,

vs.
VANESSA T. SMITH (DECEASED)
MICHAEL K. SMITH, SR. (DECEASED)
16505 West Village Drive
A/R/T/A 16505 Village Drive West
Upper Marlboro, MD 20772
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-21133

Notice is hereby given this 7th day of November, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16505 West Village Drive A/R/T/A 16505 Village Drive West, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of December, 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 9th day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$211,500.00.

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

135503 (11-14,11-21,11-28)

**The Prince
George's
Post**

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301.627.0900

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**14300 COLONEL ADDISON COURT
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Lisa R. Morrison, dated July 15, 2015 and recorded in Liber 37261, Folio 516 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on April 3, 2017 in the Land Records of Prince George's County at Liber No. 39354, Folio 110, with an original principal balance of \$238,598.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 19, 2019 AT 11:00 AM.**

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

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

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

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

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

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

135336 (10-31,11-7,11-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**3410 RICKEY AVENUE
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Henrietta L. Smith and Estate of William A Smith Sr., dated January 23, 2008, and recorded in Liber 29275 at folio 364 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

**DECEMBER 3, 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 \$120,000.00 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 7.04% 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 # 14-604930)

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

135455 (11-14,11-21,11-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1109 HORIZON VIEW PLACE
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Dottie Branch, dated August 23, 2004 and recorded in Liber 20367, Folio 452 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$313,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 19, 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

135337 (10-31,11-7,11-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**209 WEYMOUTH STREET
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from John Thompson aka John L. Thompson aka John L. Thompson, Jr., dated July 14, 2005, and recorded in Liber 22972 at folio 761 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

**DECEMBER 3, 2019
AT 9:37 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 \$18,000.00 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 6.807% 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 # 19-601333)

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

135457 (11-14,11-21,11-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6607 JUNEAU STREET
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Joseph Wright and Iola Wright, dated July 18, 2005 and recorded in Liber 24744, Folio 211 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on December 8, 2017 in the Land Records of Prince George's County at Liber No. 40330, Folio 540, with an original principal balance of \$108,113.00, 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 **NOVEMBER 19, 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 \$7,400.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

135338 (10-31,11-7,11-14)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1906 BORDER DRIVE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Jonathan L. Exum, dated November 16, 2017, and recorded in Liber 40286 at folio 21 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

**DECEMBER 3, 2019
AT 9:38 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 \$25,000.00 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 # 19-602145)

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

135458 (11-14,11-21,11-28)

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7706 WOODYARD FARM ROAD
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Michael C. Pratt and Paulette A. Walker, dated March 4, 2008 and recorded in Liber 29504, Folio 336 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, and an original interest rate of 3.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 26, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$23,000.00 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

135398 (11-7,11-14,11-21)

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until December 3, 2019 at 2:00 p.m. local prevailing time for the following project:

**MONTPELIER DRIVE STREET IMPROVEMENTS
905-H (E)**

2. Contract Documents. Contract documents will be available for review on November 4, 2019 in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, MD 20774. A non-refundable fee of one hundred dollars (\$100.00) will be charged for the purchase of the contract documents. **Only checks or money orders will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.**

3. Project Description. Project consists of construction of concrete curb and gutters, sidewalks, storm drains, roadway repair, excavation and backfilling, milling of asphalt, roadway paving, traffic safety services, pavement marking traffic sign installations and/or removal services and street trees installation, including landscaping.

4. Minimum Qualifications. The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid as part of Technical Response Volume 1.

The Prince George County's Approved Paving Contractor's information is available on the web at <https://www.princegeorgescountymd.gov>.

5. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
1	LS	MAINTENANCE OF TRAFFIC
2,650	EA	DRUMS FOR MAINTENANCE OF TRAFFIC
300	LF	VARIOUS REINFORCED CONCRETE PIPE CLASS IV RCP
7,000	TON	HMA SUPERPAVE PG 64-22
34,000	SY	MILLING HOT MIX ASPHALT PAVEMENT 0 INCH TO 2 INCH
2,500	SY	FULL DEPTH PATCHING
6,000	LF	CONCRETE CURB AND GUTTER - PRINCE GEORGE'S COUNTY STD. NO. 300.01
15,000	SF	4-INCH-THICK CONCRETE SIDEWALK
2,000	SF	6-INCH-THICK SIDEWALK RAMP
350	SY	MEMBRANE WATERPROOFING
2,400	CY	CLASS I EXCAVATION
200	CY	COMMON BORROW
30,750	LF	TEMPORARY PAVEMENT MARKING TAPE, VARIOUS COLORS
45,000	LF	NONTOXIC LEAD-FREE WATERBORNE PAVEMENT MARKING PAINT, VARIOUS COLORS
35,000	LF	THERMOPLASTIC PAVEMENT MARKINGS
34,000	SY	GEOTEXTILE PAVEMENT REINFORCEMENT FABRIC
3,000	SY	8-INCH GRADED AGGREGATE BASE
5,000	LF	UNDERDRAIN - PRINCE GEORGE'S COUNTY STD. NO. 300.13, VARIOUS

LEGALS

250	LF	DIAMETER CONCRETE INTERSECTION SWALE - PRINCE GEORGE'S COUNTY STD. NO. 300.11
4	EA	PRINCE GEORGE'S COUNTY TYPE A INLET L=10'
750	LF	CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF STORMDRAIN SYSTEM

6. This project requires 20% Minority Business Enterprise and 40% County-Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business (MBE) Enterprises Notice and County-Based Small Business Participation Requirements.

7. An *optional* Pre-Bid Conference will be held on November 15, 2019 at 11:30 a.m. local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

By Authority of
Angela D. Alsobrooks
County Executive

135388 (10-31,11-7,11-14)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

16105 AUDUBON LANE
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Philip Govan and Sarah Govan, dated January 30, 2018 and recorded in Liber 40672, Folio 249 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$330,000.00, and an original interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 26, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

135399 (11-7,11-14,11-21)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS

TUESDAY, NOVEMBER 19, 2019

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

11:00 A.M.

Notice is hereby given that on Tuesday, November 19, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-006-2019 - AN ACT CONCERNING CODE OF ETHICS for the purpose of amending the Code of Ethics in order to conform to State law, changing certain restrictions and requirements for County employees and officials.

CB-038-2019 (DR-2) - AN ACT CONCERNING FAIR HOUSING for the purpose of establishing Prince George's County's Policy of ensuring equal opportunity and eliminating discrimination in all housing accommodations.

CB-040-2019 (DR-2) - AN ACT CONCERNING UTILITIES for the purpose of setting the standard for the removal time for downed wires for emergency and non-emergency removals, the imposition of fines where applicable, and generally regarding utility wires.

CB-044-2019 (DR-2) - AN ACT CONCERNING SWIMMING POOLS for the purpose of amending the County Code to have safety standards for pools under 2,500 square feet of water within Prince George's County apply to health club services pools; and generally relating to the regulation of swimming pools.

LEGALS

CB-045-2019 (DR-2) - AN ORDINANCE CONCERNING C-S-C ZONE - TABLE OF USES for the purpose of permitting by right 'Gas Station', 'Food or beverage store' in combination with a gas station, 'Apartment housing for the elderly or physically handicapped', 'Dwelling, multifamily', and 'Townhouse' uses in the C-S-C (Commercial Shopping Center) Zone of Prince George's County, under certain circumstances.

CB-047-2019 (DR-2) - AN ACT CONCERNING BUILDING CODE - UNPERMITTED CONSTRUCTION for the purpose of amending and adopting certain provisions of the International Building Code related to unpermitted construction and establishing a penalty in the form of a fee and an additional permit for owners cited for unpermitted construction.

CB-050-2019 - AN ACT CONCERNING PARKING PERMIT AREAS for the purpose of amending the Code to allow for residential parking permit areas to be designated by the County Executive or County Council.

CB-051-2019 - AN ACT CONCERNING MUNICIPALITIES for the purpose of requiring the County to notify municipalities when the County receives notification from a governmental body that it is disposing of property located within a municipality and when the County collects money on behalf of a municipality.

CB-052-2019 (DR-2) - AN ACT CONCERNING NON-COMPOSTABLE STRAWS AND STIRRERS BAN for the purpose of providing for legislative intent; providing for certain definitions; prohibiting certain eating and drinking establishments in Prince George's County from providing certain straws and stirrers with certain food or beverage under certain circumstances; providing for certain prohibited acts; providing for an exemption; providing for enforcement; providing for certain civil penalties; and generally relating to non-compostable straws and stirrers.

CB-055-2019 (DR-2) - AN ORDINANCE CONCERNING APPEALS AND VARIANCES for the purpose of amending the criteria for granting appeals involving variances.

CB-057-2019 - AN ORDINANCE CONCERNING R-E ZONE-TABLE OF USES-APARTMENT HOUSING FOR ELDERLY OR PHYSICALLY HANDICAPPED FAMILIES AND SPECIAL EXCEPTIONS-ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL EXCEPTIONS for the purpose of providing additional criteria for approval of Special Exceptions for 'Apartment housing for elderly or physically handicapped families' uses in the R-E (Residential -Estate) Zone of Prince George's County, under certain specified circumstances.

CB-058-2019 (DR-3) - AN ACT CONCERNING SMALL WIRELESS FACILITIES for the purpose of authorizing and regulating the installation and implementation of certain small wireless telecommunications facilities in the County.

CB-059-2019 - AN ORDINANCE CONCERNING SMALL WIRELESS FACILITIES for the purpose of defining a Small Wireless Facility and modifying the definition of a Public Utility to include a Small Wireless Facility within the Zoning Ordinance.

CB-060-2019 (DR-2) - AN ORDINANCE CONCERNING O-S ZONE for the purpose of amending the criteria for development of single-family detached, single-family attached, and townhouse residential uses within the O-S (Open Space) Zone of Prince George's County to allow rough grading of land under certain circumstances.

CB-061-2019 (DR-2) - AN ORDINANCE CONCERNING AQUAPONICS for the purpose of defining a new use, "Aquaponics" and amending the regulations for changes to golf course special exception site plans to include this use.

CB-063-2019 (DR-2) - AN ORDINANCE CONCERNING R-T AND R-18C ZONE for the purpose of amending the Zoning Ordinance to permit Food or Beverage stores in combination with a Gas Station in the R-T and R-18C Zones of Prince George's County, under certain specified circumstances.

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

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

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

ATTEST:
Donna J. Brown
Acting Clerk of the Council

135429 (11-7,11-14)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS

TUESDAY, NOVEMBER 19, 2019

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

1:30 P.M.

Notice is hereby given that on Tuesday, November 19, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-017-2019 (DR-3) - AN ORDINANCE CONCERNING R-A ZONE for the purpose of permitting Townhouse and One-family detached dwelling uses in the R-A (Residential Agricultural) Zones of Prince George's County, under certain circumstances.

CB-046-2019 (DR-3) - AN ACT CONCERNING PRINCE GEORGE'S COUNTY ANIMAL CONTROL ORDINANCE for the purpose of amending provisions of the County Code regulating animal care and control, amending certain definitions and generally relating to the requirements for comprehensive animal management.

CB-062-2019 (DR-2) - AN ACT CONCERNING COMMUNITY INCLUSIVENESS for the purpose of codifying the County's administrative policy that County law enforcement agencies shall not honor Immigration and Customs Enforcement (ICE) detainees in non-criminal interactions and mandate that all County agencies shall not engage in immigration enforcement.

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

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

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

ATTEST:
Donna J. Brown
Acting Clerk of the Council

135430 (11-7,11-14)

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

7728 HANOVER PKWY., APT. #218 A/R/T/A APT. #203 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated August 17, 2007 and recorded in Liber 28474, Folio 260 among the Land Records of Prince George’s County, MD, with an original principal balance of \$207,000.00, 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

DECEMBER 3, 2019 AT 11:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, MD and described as Unit 218, in a horizontal property regime known as “Greenbriar Condominium Phase I” 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. 314840-1)

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

135490 (11-14,11-21,11-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8911 TOWN CENTER CIR., UNIT #304 UPPER MARLBORO A/R/T/A LARGO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 15, 2006 and recorded in Liber 26622, Folio 315 among the Land Records of Prince George’s County, MD, with an original principal balance of \$135,000.00, 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

DECEMBER 3, 2019 AT 11:21 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, MD and described as Unit 4 - 304, in Building No. 4, in a Horizontal or Condominium Regime entitled, “Phase 4, Largo Town Center Condominium” and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 336317-1)

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

135491 (11-14,11-21,11-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1355 POTOMAC HEIGHTS DR., UNIT #53 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated July 6, 2004 and recorded in Liber 20125, Folio 671 among the Land Records of Prince George’s County, MD, with an original principal balance of \$132,000.00, 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

DECEMBER 3, 2019 AT 11:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, MD and described as Unit No. 53, in a Plat of Condominium Subdivision styled, “Plat of Condominium-Pinewood Hill Condominium, Section Four” and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 341843-1)

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

135492 (11-14,11-21,11-28)

LEGALS

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,

vs.

VICTORIA T. PHILLIPS (DE-
CEASED)
2633 Nemo Court
Bowie, MD 20716

Defendant(s).

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 19-22487**

Notice is hereby given this 5th day of November, 2019, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2633 Nemo Court, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of December, 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 5th day of December, 2019.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
135469 (11-14,11-21,11-28)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,

vs.

LEUNEA D. MYERS
14330 Brandywine Road
Brandywine, MD 20613

Defendant(s).

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 18-36001**

Notice is hereby given this 5th day of November, 2019, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 14330 Brandywine Road, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of December, 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 5th day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$406,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
135470 (11-14,11-21,11-28)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,

vs.

GENEVA D. CURRY
3512 52nd Avenue
Hyattsville, MD 20781

Defendant(s).

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-11736**

Notice is hereby given this 5th day of November, 2019, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3512 52nd 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 5th day of December, 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 5th day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$417,385.18.

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

True Copy—Test:
Mahasin El Amin, Clerk
135471 (11-14,11-21,11-28)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,

vs.

ASHUNTI OSEI
8523 Grandhaven Avenue
Upper Marlboro, MD 20772

Defendant(s).

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 19-18477**

Notice is hereby given this 5th day of November, 2019, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8523 Grandhaven Avenue, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of December, 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 5th day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$237,900.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
135472 (11-14,11-21,11-28)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,

vs.

NIKITA D. SMITH
ERICK D. BARRINGTINE
9916 Dubarry Street
Glenn Dale, MD 20769

Defendant(s).

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 19-21070**

Notice is hereby given this 5th day of November, 2019, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9916 Dubarry Street, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of December, 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 5th day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$263,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
135473 (11-14,11-21,11-28)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,

vs.

MARQUITA THOMAS
11715 Roby Avenue
Beltsville, MD 20705

Defendant(s).

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 19-08697**

Notice is hereby given this 5th day of November, 2019, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 11715 Roby Avenue, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of December, 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 5th day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$250,800.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
135474 (11-14,11-21,11-28)

The Prince George’s Post

IT PAYS TO ADVERTISE!

Call Brenda Boice at 301-627-0900

LEGALS**NOTICE TO CONTRACTORS**

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until December 12, 2019 at 2:00 p.m. local prevailing time for the following project:

Bus Stop Upgrades for Americans with Disabilities Act (ADA) Compliance – Countywide 927-H (D)

2. Contract Documents. Contract documents will be available for review on November 4, 2019 in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, MD 20774. A non-refundable fee of Thirty Dollars (\$30.00) will be charged for the purchase of the contract documents. **Only checks or money orders will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.**

3. Project Description:

Bus stop improvements and upgrades for ADA compliance – countywide

4. Minimum Qualifications:

The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid as part of Technical Response Volume 1.

The Prince George County's Approved Paving Contractor's information is available on the web at <https://www.princegeorgescountymd.gov>.

5. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
300	UD	Maintenance of Traffic
400	UD	Arrow Panels
400	SF	Temporary Traffic Signs
100	EA	Drums for Maintenance of Traffic
1,000	LF	Temporary Orange Construction Fence
1,000	LF	Remove & Re-install Existing Orange Construction Fence
30	EA	Mobilization
10	EA	Type III Detectable Barricades for M.O.T
100	TON	Aggregate for M.O.T
100	TON	Asphalt for M.O.T
500	SY	Remove Existing Sidewalk
500	LF	Trimming Existing Ditches
35	EA	Inlet Protection
1000	LF	Silt Fence
1000	SY	Concrete Residential Driveway Entrance
500	SY	Concrete Commercial Driveway Entrance
12,000	LF	Concrete Curb and Gutter
1,000	LF	Monolithic Concrete Gutter Pan
250	LF	Concrete Header Curb Up to 18 Inch Height
90,000	SF	Concrete Sidewalk – 5 Inch
7,000	SF	Concrete Handicap Access Ramp
1000	SY	Concrete Bus Shelter Pad
250	SF	Remove & Re-install existing brick pavers
500	SF	Detectable Warning Surface
2500	SY	Furnish and Place Topsoil
2500	SY	Permanent Seeding and Mulching

6. This project is Federally-funded and requires 100% Small Business Enterprise (SBE) participation.

7. An *Optional Pre-Bid Conference* will be held on November 15, 2019 at 10:00 a.m. local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

By Authority of
Angela D. Alsobrooks
County Executive

135387 (10-31,11-7,11-14)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**10405 TOTTENHAM ROAD
CHELTENHAM, MARYLAND 20623**

By virtue of the power and authority contained in a Deed of Trust from Eugene N. Howie and Cynthia D. Howie, dated September 15, 2014, and recorded in Liber 36390 at folio 583 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

**DECEMBER 3, 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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-604757)

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

135450 (11-14,11-21,11-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4102 23RD PLACE
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Robert L. Barnes, dated April 20, 2007 and recorded in Liber 27878, Folio 391 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,000.00, 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 **NOVEMBER 26, 2019 AT 11:00 AM.**

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

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

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

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

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

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

135400 (11-7,11-14,11-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

**12608 LONGWATER DRIVE
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Guy Anthony Williams, Sr., dated March 28, 2005, and recorded in Liber 22022 at folio 347 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

**DECEMBER 3, 2019
AT 9:36 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$106,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42657)

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

135456 (11-14,11-21,11-28)

LEGALS**NOTICE**

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,
vs.
THEODORE W. FAIRCLOTH
BELINDA D. TWYMAN-FAIRCLOTH
9107 Central Park Drive
Upper Marlboro, MD 20772
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-21059**

Notice is hereby given this 30th day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9107 Central Park Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of December, 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 2nd day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$325,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
135440 (11-7,11-14,11-21)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,
vs.
MORUFU A. ADENIRAN
28 Daimler Drive
Unit 68
Capitol Heights, MD 20743
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-17324**

Notice is hereby given this 31st day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 28 Daimler Drive, Unit 68, 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 2nd day of December, 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 2nd day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$126,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
135443 (11-7,11-14,11-21)

LEGALS**NOTICE**

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

vs.
Desiree C Noble and
Sapphire Trust
Defendants

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

CIVIL NO. CAEF 18-27858

ORDERED, this 7th day of November, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8500 Paragon Court, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of December, 2019 next, 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 9th day of December, 2019, next.

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

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
135505 (11-14,11-21,11-28)

NOTICE

IN THE MATTER OF:
Lisa Bailey Goode

FOR THE CHANGE OF
NAME TO:
Lisa Bailey

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-33831**

A petition has been filed to change the name of Lisa Bailey Goode to Lisa Bailey.

The latest day by which an objection to the petition may be filed is December 2, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
135467 (11-14)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,
vs.
MAMIE I. WILLIAMS (DE-
CEASED)
820 Carrington Avenue
Capitol Heights A/R/T/A
Seat Pleasant, MD 20743
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-14741**

Notice is hereby given this 30th day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 820 Carrington Avenue, Capitol Heights A/R/T/A Seat Pleasant, 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 2nd day of December, 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 2nd day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$153,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
135441 (11-7,11-14,11-21)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,
vs.
KEENAN MORRIS
9304 Locksley Road
Fort Washington, MD 20744
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-19428**

Notice is hereby given this 31st day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9304 Locksley Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of December, 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 2nd day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$306,782.50.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
135442 (11-7,11-14,11-21)

NOTICE

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

vs.
Robert L. Rambus
12811 Wheatland Way
Brandywine, MD 20613
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-15750**

Notice is hereby given this 29th day of October, 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 2nd day of December, 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 2nd day of December, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$276,881.44. The property sold herein is known as 12811 Wheatland Way, Brandywine, MD 20613.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
135420 (11-7,11-14,11-21)

*Proudly
Serving
Prince
George's
County
Since 1932*

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID LOPEZ

Notice is given that Dina Hutchinson, whose address is 449 Oak Lane, New Castle, VA 24127, was on July 22, 2019 appointed Personal Representative of the estate of David Lopez who died on July 3, 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 22nd day of January, 2020.

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

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

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

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

DINA HUTCHINSON
Personal Representative

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

Estate No. 114266
135519 (11-14,11-21,11-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBORAH MARIE GRAYSON

Notice is given that Evan Jon Taylor, whose address is 6012 Reed Street, Cheverly, MD 20785, was on November 4, 2019 appointed Personal Representative of the estate of Deborah Marie Grayson who died on July 12, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of May, 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.

EVAN JON TAYLOR
Personal Representative

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

Estate No. 114983
135520 (11-14,11-21,11-28)

LEGALS

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

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

**4405 YUCCA ST.
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated December 29, 2014 and recorded in Liber 36711, Folio 601 and re-recorded in Liber 41015, Folio 176 among the Land Records of Prince George's County, MD, with an original principal balance of \$457,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 3, 2019 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 327720-1)

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

135489 (11-14,11-21,11-28)

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

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

**6011 EMERSON ST., UNIT #613
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust dated October 27, 2006 and recorded in Liber 27694, Folio 307 among the Land Records of Prince George's County, MD, with an original principal balance of \$86,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 26, 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 described as Unit 613 in a subdivision known as Country Club Towers Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$7,000 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. 335011-1)

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

135405 (11-7,11-14,11-21)

LEGALS

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

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

**13607 WOOD EMBER DR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated June 8, 2009 and recorded in Liber 30723, Folio 123 among the Land Records of Prince George's County, MD, with an original principal balance of \$424,297.00, 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

NOVEMBER 26, 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 332038-1)

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

135403 (11-7,11-14,11-21)

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

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

**14907 RUNNING HORSE PL.
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated April 25, 2005 and recorded in Liber 22197, Folio 674 among the Land Records of Prince George's County, MD, with an original principal balance of \$495,000.00, 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

NOVEMBER 26, 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 \$54,000 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. 334784-1)

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

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135406 (11-7,11-14,11-21)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES DENNIS SANFORD SR

Notice is given that Marcia Yvette Sanford-Martin, whose address is 12328 Woodwalk Terrace, Mitchellville, MD 20721, was on October 15, 2019 appointed Personal Representative of the estate of Charles Dennis Sanford Sr who died on September 14, 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 15th day of April, 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.

MARCIA YVETTE SANFORD-MARTIN
Personal Representative

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

Estate No. 115046
135521 (11-14,11-21,11-28)

**PRINCE GEORGE'S
COUNTY GOVERNMENT**

BOARD OF LICENSE
COMMISSIONERS

**NOTICE OF
PUBLIC HEARING**

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

Applicants for a Special Entertainment Permit:

t/a **Alamo Mexican Restaurant**
Alamo Mexican Restaurant, LLC
Class B, Beer, Wine and Liquor
5508 - 14 Kenilworth Avenue
Riverdale Park, 20737

And

t/a **Emily's Restaurant**
Emily's Restaurant, Inc.
Class B, Beer, Wine and Liquor
2065 University Boulevard, Suite D
Hyattsville, 20783

And

t/a **Gringada Restaurant**
Alamo - Gringada, LLC
Class B, Beer, Wine and Liquor
12300 Baltimore Avenue
Beltsville, 20705

And

t/a **Sitio Restaurant**
JC Martinez, Inc.
Class B, Beer, Wine and Liquor
5837 Riverdale Road
Riverdale, 20737

And

t/a **Sheraton College Park North**
College Park Bev, LLC
4095 Powder Mill Road
Beltsville, 20705

And

t/a **The Hall**
The Hall - CP Arts & Entertainment, LLC
4425 Campus Drive
College Park, 20742

A Public Hearing will be held on:

December 4, 2019
7:00 p.m.
9200 Basil Court
Room 410
Largo, Maryland 20774

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

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Kelly Markomanolakis
Administrative Assistant
November 12, 2019

135522 (11-14,11-21)

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