

**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**

**2407 PARKWAY A/R/T/A 2407 PARKWAY AVE. LANDOVER A/R/T/A CHEVERLY, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated April 8, 2010, recorded in Liber 31679, Folio 54 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

**SEPTEMBER 28, 2021 AT 11:05 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #02-0119784.

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

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 340137-2)

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

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

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

140244 (9-9,9-16,9-23)

**LEGALS**

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(301) 961-6555

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

**4808 RIVERDALE RD. RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust dated March 20, 2008, recorded in Liber 29589, Folio 632 among the Land Records of Prince George's County, MD, with an original principal balance of \$250,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 28, 2021 AT 11:06 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as follows: BEING LOT NUMBERED TWELVE (12) AND THE EASTERLY ONE-HALF (1/2) IN WIDTH BY THE FULL DEPTH OF ELEVEN (11) IN BLOCK NUMBERED FORTY-TWO (42) IN THE SUBDIVISION KNOWN AS "RIVERDALE PARK", PRINCE GEORGE'S COUNTY, MARYLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK JWV 5 AT FOLIO 474, ONE OF THE LAND RECORDS OF SAID PRINCE GEORGE'S COUNTY, MARYLAND SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 338564-1)

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140245 (9-9,9-16,9-23)

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

**9849 ROYAL COMMERCE PL. UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated May 19, 2006, recorded in Liber 27961, Folio 646 among the Land Records of Prince George's County, MD, with an original principal balance of \$272,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 21, 2021 AT 11:05 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located 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 \$23,000 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 to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 97318-1)

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

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

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140200 (9-2,9-9,9-16)

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

**823 BERKSHIRE DR. HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated March 21, 2008, recorded in Liber 29569, Folio 223 among the Land Records of Prince George's County, MD, with an original principal balance of \$390,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 21, 2021 AT 11:07 AM**

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

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

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 339366-3)

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

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Substitute Trustees

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140202 (9-2,9-9,9-16)

**LEGALS**

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6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

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

**2602 WINTERGREEN AVE. DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated February 18, 2009, recorded in Liber 30432, Folio 159 among the Land Records of Prince George's County, MD, with an original principal balance of \$305,635.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 21, 2021 AT 11:06 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located 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 to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 336705-2)

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

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Substitute Trustees

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140201 (9-2,9-9,9-16)

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

**11410 CROOM RD. UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated January 4, 2010, recorded in Liber 31422, Folio 51 among the Land Records of Prince George's County, MD, with an original principal balance of \$507,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 28, 2021 AT 11:07 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #04-0260760.

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 \$31,000 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 to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 339404-1)

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

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140246 (9-9,9-16,9-23)

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**LEGALS**

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

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

1608 NOVA AVENUE  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Waymon Carroll Jr., dated October 23, 2017 and recorded in Liber 40378, Folio 332 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$130,150.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 5, 2021 AT 11:30AM.**

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

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

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

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

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

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

140330

(9-16,9-23,9-30)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 13204 Cleveland Lane, Fort Washington, MD 20744**

By virtue of the power and authority contained in a Deed of Trust from DIANTE T. HENSON, dated January 16, 2015 and recorded in Liber 36687 at Folio 090 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, SEPTEMBER 22, 2021  
AT 3:10 P.M.**

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

Being known and designated as Lot Numbered Twenty (20) in Block Numbered Ten (10) in a subdivision known as "FORT WASHINGTON FOREST" as per plat thereof recorded in Plat Book WWW 41 at page 72 among the Land Records of Prince George's County, Maryland.

For informational purposes only: Property Address: 13204 Cleveland Lane, Fort Washington, MD 20744

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

TERMS OF SALE: A deposit of \$20,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

140204

(9-2,9-9,9-16)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 7625 Normandy Road, Landover, MD 20785**

By virtue of the power and authority contained in a Deed of Trust from CARL MACK and CORA LEE MACK, dated March 31, 2008 and recorded in Liber 29601 at Folio 180 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, SEPTEMBER 22, 2021  
AT 3:05 P.M.**

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

Lot numbered Fourteen(14) in Block lettered "C" in the Subdivision known as "Lots 17-38, inclusive, Block A, Lots 17-36 inclusive, Block B, Lots 81-98 inclusive, Block B, Lots 13-38 inclusive, Block C, Section 1, Palmer Park", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 23 at Plat 59. Being in the 13th Election District of Prince George's County, Maryland. The improvements thereon being known as No 7625 Normandy Road, Hyattsville, Maryland 20785.

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

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

TERMS OF SALE: A deposit of \$16,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

140205

(9-2,9-9,9-16)

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.**

8703 CRALEY COURT  
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Estate of Yvette R. Broadus aka Yvette R. Broadus and Marvin S. Broadus, Sr. aka Marvin S. Broadus aka Marvin Broadus, dated May 31, 2005, and recorded in Liber 22672 at folio 213 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**SEPTEMBER 21, 2021  
AT 9:33 AM**

By virtue of the power and authority contained in a Deed of Trust from Kenneth S Nelson and Barrington G. Brown, dated May 4, 2007, and recorded in Liber 27799 at folio 528 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 21, 2021  
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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to 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 # 18-60009Z)

**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

140173

(9-2,9-9,9-16)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE 1737 VILLAGE GREEN DRIVE LANDOVER, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Peter Bamigbade, dated May 10, 2007, and recorded in Liber 29558 at folio 150 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**SEPTEMBER 21, 2021  
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 \$8,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to 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 # 19-601429)

**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

140174

(9-2,9-9,9-16)

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 6.65% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to 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 # 19-602172)

**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

140175

(9-2,9-9,9-16)

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**LEGALS**

**COUNTY COUNCIL HEARING**

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

The County Council of Prince George's County, Maryland, hereby gives notice of a public hearing on the proposed Council Redistricting Plan, prepared pursuant to Section 305 of the Charter of Prince George's County, Maryland, by the Redistricting Commission and submitted by said Commission to the County Council. Said public hearing will be held:

TUESDAY, SEPTEMBER 28, 2021  
5:00 P.M.

VIRTUAL MEETING  
VIEW USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>

A summary of the Plan is provided below. The following legal descriptions of the proposed Council district boundaries are visually depicted on respective map documents available for online access at <https://pgccouncil.us/326/Redistricting-Commission>. In addition, a report and table describing which census blocks and census designated places are assigned to corresponding Council districts may be accessed online at <https://pgccouncil.us/326/Redistricting-Commission>.

**Council District One**

District 1 remains the same as in the existing Council districts, except precincts 21-005 and 21-099 are moved from District 1 to District 2.

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of nonvisible boundary and I- 495, and proceeding northerly along nonvisible boundary to Green Forest Dr, and proceeding easterly along Green Forest Dr to nonvisible boundary, and proceeding northerly along nonvisible boundary to Sandy Spring Rd, and proceeding southerly along Sandy Spring Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Patuxent Riv, and proceeding southerly along Patuxent Riv to property line, and proceeding westerly along property line to unnamed Local road, and proceeding southerly along unnamed Local road to Turtle Trl, and proceeding westerly along Turtle Trl to Laurel Bowie Rd, and proceeding northerly along Laurel Bowie Rd to Powder Mill Rd, and proceeding southerly along Powder Mill Rd to unnamed Ramp, and proceeding southerly along unnamed Ramp to Soil Conservation Rd, and proceeding southerly along Soil Conservation Rd to Beaver Dam Rd, and proceeding westerly along Beaver Dam Rd to Beaverdam Crk, and proceeding westerly along Beaverdam Crk to Indian Crk, and proceeding westerly along Indian Crk to nonvisible boundary, and proceeding westerly along nonvisible boundary to property line, and proceeding westerly along property line to I- 95, and proceeding westerly along I- 95 to railroad, and proceeding southerly along railroad to nonvisible boundary, and proceeding easterly along nonvisible boundary to property line, and proceeding easterly along property line to unnamed Local road, and proceeding easterly along unnamed Local road to Railroad Ave, and proceeding easterly along Railroad Ave to Branchville Rd, and proceeding easterly along Branchville Rd to shoreline, and proceeding southerly along shoreline to nonvisible boundary, and proceeding southerly along nonvisible boundary to Greenbelt Rd, and proceeding westerly along Greenbelt Rd to University Blvd, and proceeding westerly along University Blvd to Rhode Island Ave, and proceeding northerly along Rhode Island Ave to Erie St, and proceeding westerly along Erie St to W City Ave, and proceeding southerly along W City Ave to Cherokee St, and proceeding westerly along Cherokee St to Autoville Dr, and proceeding southerly along Autoville Dr to nonvisible boundary, and proceeding southerly along nonvisible boundary to University Blvd, and proceeding westerly along University Blvd to Little Paint Br, and proceeding northerly along Little Paint Br to Paint Br, and proceeding westerly along Paint Br to I- 495, and proceeding westerly along I- 495 to nonvisible boundary, and proceeding westerly along nonvisible boundary to I- 495, and proceeding westerly along I- 495 to the point of beginning.

**Council District Two**

District 2 remains the same as in the existing Council districts, except it gains precincts 21-005 and 21-099 from District 1.

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of New Hampshire Ave and Eastern Ave NE, and proceeding northerly along New Hampshire Ave to E West Hwy, and proceeding easterly along E West Hwy to nonvisible boundary, and proceeding easterly along nonvisible boundary to University Blvd E, and proceeding westerly along University Blvd E to nonvisible boundary, and proceeding northerly along nonvisible boundary to I- 495, and proceeding easterly along I- 495 to nonvisible boundary, and proceeding easterly along nonvisible boundary to I- 495, and proceeding easterly along I- 495 to powerline, and proceeding southerly along powerline to property line, and proceeding westerly along property line to unnamed Local road, and proceeding southerly along unnamed Local road to Metzertott Rd, and proceeding westerly along Metzertott Rd to Adelphi Rd, and proceeding southerly along Adelphi Rd to nonvisible boundary, and proceeding easterly along nonvisible boundary to Adelphi Rd, and proceeding southerly along Adelphi Rd to Queens Chapel Rd, and proceeding southerly along Queens Chapel Rd to E West Hwy, and proceeding easterly along E West Hwy to 43rd St, and proceeding southerly along 43rd St to Queensbury Rd, and proceeding easterly along Queensbury Rd to 43rd St, and proceeding southerly along 43rd St to nonvisible boundary, and proceeding easterly along nonvisible boundary to Harrison Ave, and proceeding easterly along Harrison Ave to W City Ave, and proceeding southerly along W City Ave to nonvisible boundary, and proceeding easterly along nonvisible boundary to Csx RR, and proceeding southerly along Csx RR to railroad, and proceeding southerly along railroad to Csx RR, and proceeding southerly along Csx RR to Eastern Ave, and proceeding northerly along Eastern Ave to nonvisible boundary, and proceeding westerly along nonvisible boundary to Eastern Ave NE, and proceeding westerly along Eastern Ave NE to the point of beginning.

**Council District Three**

District 3 remains the same as in the existing Council districts, except it loses precinct 20-009 to District 4.

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of Metzertott Rd and Adelphi Rd, and proceeding easterly along Metzertott Rd to unnamed Local road, and proceeding northerly along unnamed Local road to property line, and proceeding easterly along property line to powerline, and proceeding northerly along powerline to I- 495, and proceeding easterly along I- 495 to Paint Br, and proceeding southerly along Paint Br to Little Paint Br, and proceeding southerly along Little Paint Br to University Blvd, and proceeding easterly along University Blvd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Autoville Dr, and proceeding northerly along Autoville Dr to Cherokee St, and proceeding easterly along Cherokee St to W City Ave, and proceeding northerly along W City Ave to Erie St, and proceeding easterly along Erie St to Rhode Island Ave, and proceeding southerly along Rhode Island Ave to University Blvd, and proceeding easterly along University Blvd to Greenbelt Rd, and proceeding easterly along Greenbelt Rd to Kenilworth Ave, and proceeding southerly along Kenilworth Ave to Good Luck Rd, and proceeding easterly along Good Luck Rd to Baltimore Washington Pkwy, and proceeding northerly along Baltimore Washington Pkwy to I- 95, and proceeding southerly along I- 95 to Good Luck Rd, and proceeding easterly along Good Luck Rd to Hanover Pkwy, and proceeding northerly along Hanover Pkwy to nonvisible boundary, and proceeding easterly along nonvisible boundary to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding northerly along nonvisible boundary to Greenbelt Rd, and proceeding easterly along Greenbelt Rd to unnamed Local road, and proceeding southerly along unnamed Local road to Cipriano Rd, and proceeding southerly along Cipriano Rd to Good Luck Rd, and proceeding easterly along Good Luck Rd to Greenbelt Rd, and proceeding easterly along Greenbelt Rd to Lanham Severn Rd, and proceeding westerly along Lanham Severn Rd to Folly Branch Tributary, and proceeding southerly along Folly Branch Tributary to shoreline, and proceeding westerly along shoreline to nonvisible boundary, and proceeding southerly along nonvisible boundary to Lincoln Ave, and proceeding southerly along Lincoln Ave to Crescent Ave, and proceeding southerly along Crescent Ave to Elm St, and proceeding westerly along Elm St to Baltimore Ln, and proceeding southerly along Baltimore Ln to Annapolis Rd, and proceeding westerly along Annapolis Rd to I- 95, and proceeding southerly along I- 95 to Annapolis Rd, and proceeding westerly along Annapolis Rd to I- 95 to property line, and proceeding southerly along property line to railroad, and proceeding westerly along railroad to property line, and proceeding easterly along property line to unnamed Local road, and proceeding southerly along unnamed Local road to Garden City Dr, and proceeding westerly along Garden City Dr to John Hanson Hwy, and

**LEGALS**

proceeding westerly along John Hanson Hwy to Amtrak RR, and proceeding southerly along Amtrak RR to nonvisible boundary, and proceeding westerly along nonvisible boundary to Barton Rd, and proceeding westerly along Barton Rd to nonvisible boundary, and proceeding southerly along Barton Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to property line, and proceeding westerly along property line to Warner Ave, and proceeding northerly along Warner Ave to Allison St, and proceeding northerly along Allison St to 68th Pl, and proceeding westerly along 68th Pl to unnamed Local road, and proceeding northerly along unnamed Local road to Annapolis Rd, and proceeding westerly along Annapolis Rd to Baltimore Washington Pkwy, and proceeding northerly along Baltimore Washington Pkwy to nonvisible boundary, and proceeding westerly along nonvisible boundary to Carters Ln, and proceeding westerly along Carters Ln to Kenilworth Ave, and proceeding southerly along Kenilworth Ave to nonvisible boundary, and proceeding northerly along nonvisible boundary to shoreline, and proceeding northerly along shoreline to nonvisible boundary, and proceeding westerly along nonvisible boundary to Riverside Dr, and proceeding westerly along Riverside Dr to Taylor Rd, and proceeding westerly along Taylor Rd to Lafayette Pl, and proceeding northerly along Lafayette Pl to property line, and proceeding westerly along property line to nonvisible boundary, and proceeding westerly along nonvisible boundary to W City Ave, and proceeding northerly along W City Ave to Harrison Ave, and proceeding westerly along Harrison Ave to nonvisible boundary, and proceeding westerly along nonvisible boundary to 43rd St, and proceeding northerly along 43rd St to Queensbury Rd, and proceeding westerly along Queensbury Rd to 43rd St, and proceeding northerly along 43rd St to E West Hwy, and proceeding westerly along E West Hwy to Queens Chapel Rd, and proceeding northerly along Queens Chapel Rd to Adelphi Rd, and proceeding northerly along Adelphi Rd to nonvisible boundary, and proceeding westerly along nonvisible boundary to Adelphi Rd, and proceeding northerly along Adelphi Rd to the point of beginning.

**Council District Four**

District 4 remains the same as in the existing Council districts, except it gains precinct 20-009 from District 3.

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of railroad and nonvisible boundary, and proceeding northerly along railroad to I- 95, and proceeding easterly along I- 95 to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding easterly along nonvisible boundary to Indian Crk, and proceeding northerly along Indian Crk to Beaverdam Crk, and proceeding easterly along Beaverdam Crk to Beaver Dam Rd, and proceeding southerly along Beaver Dam Rd to Soil Conservation Rd, and proceeding northerly along Soil Conservation Rd to unnamed Ramp, and proceeding northerly along unnamed Ramp to Powder Mill Rd, and proceeding easterly along Powder Mill Rd to Laurel Bowie Rd, and proceeding easterly along Laurel Bowie Rd to Turtle Trl, and proceeding easterly along Turtle Trl to unnamed Local road, and proceeding northerly along unnamed Local road to property line, and proceeding easterly along property line to Patuxent Riv, and proceeding easterly along Patuxent Riv to shoreline, and proceeding southerly along shoreline to stream/river, and proceeding westerly along stream/river to Claggett Landing Rd, and proceeding westerly along Claggett Landing Rd to unnamed Local road, and proceeding westerly along unnamed Local road to Crain Hwy, and proceeding southerly along Crain Hwy to Leeland Rd, and proceeding westerly along Leeland Rd to Conrail RR, and proceeding northerly along Conrail RR to nonvisible boundary, and proceeding westerly along nonvisible boundary to unnamed Local road, and proceeding westerly along unnamed Local road to nonvisible boundary, and proceeding northerly along nonvisible boundary to Church Rd, and proceeding northerly along Church Rd to nonvisible boundary, and proceeding easterly along nonvisible boundary to unnamed Ramp, and proceeding westerly along unnamed Ramp to nonvisible boundary, and proceeding northerly along nonvisible boundary to Church Rd, and proceeding northerly along Church Rd to I- 595, and proceeding easterly along I- 595 to Conrail RR, and proceeding northerly along Conrail RR to nonvisible boundary, and proceeding westerly along nonvisible boundary to Old Stage Rd, and proceeding westerly along Old Stage Rd to Church Rd, and proceeding westerly along Church Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Chapel Glebe Ct, and proceeding northerly along Chapel Glebe Ct to Woodmore North Blvd, and proceeding easterly along Woodmore North Blvd to Church Rd, and proceeding northerly along Church Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Annapolis Rd, and proceeding southerly along unnamed Local road to Annapolis Rd, and proceeding southerly along Annapolis Rd to nonvisible boundary, and proceeding westerly along nonvisible boundary to Glenn Dale Rd, and proceeding northerly along Glenn Dale Rd to Electric Ave, and proceeding westerly along Electric Ave to Walnut Ave, and proceeding northerly along Maryland St to nonvisible boundary, and proceeding northerly along Maryland St to nonvisible boundary, and proceeding westerly along Maryland St to nonvisible boundary, and proceeding northerly along nonvisible boundary to shoreline, and proceeding westerly along shoreline to Folly Branch Tributary, and proceeding northerly along Folly Branch Tributary to Lanham Severn Rd, and proceeding easterly along Lanham Severn Rd to Greenbelt Rd, and proceeding westerly along Greenbelt Rd to Good Luck Rd, and proceeding southerly along Good Luck Rd to Cipriano Rd, and proceeding northerly along Cipriano Rd to unnamed Local road, and proceeding northerly along unnamed Local road to Greenbelt Rd, and proceeding westerly along Greenbelt Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to property line, and proceeding southerly along property line to nonvisible boundary, and proceeding southerly along nonvisible boundary to Hanover Pkwy, and proceeding southerly along Hanover Pkwy to Good Luck Rd, and proceeding westerly along Good Luck Rd to I- 95, and proceeding northerly along I- 95 to Baltimore Washington Pkwy, and proceeding westerly along Baltimore Washington Pkwy to Good Luck Rd, and proceeding westerly along Good Luck Rd to Kenilworth Ave, and proceeding northerly along Kenilworth Ave to Greenbelt Rd, and proceeding westerly along Greenbelt Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to shoreline, and proceeding northerly along nonvisible boundary to Hanover Pkwy, and proceeding southerly along Hanover Pkwy to Good Luck Rd, and proceeding westerly along Good Luck Rd to I- 95, and proceeding northerly along I- 95 to Baltimore Washington Pkwy, and proceeding westerly along Baltimore Washington Pkwy to Good Luck Rd, and proceeding westerly along Good Luck Rd to Kenilworth Ave, and proceeding northerly along Kenilworth Ave to Greenbelt Rd, and proceeding westerly along Greenbelt Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Barton Rd, and proceeding easterly along Barton Rd to nonvisible boundary, and proceeding easterly along nonvisible boundary to Amtrak RR, and proceeding easterly along Amtrak RR to John Hanson Hwy, and proceeding easterly along John Hanson Hwy to Garden City Dr, and proceeding northerly along Garden City Dr to unnamed Local road, and proceeding northerly along unnamed Local road to property line, and proceeding westerly along property line to railroad, and proceeding easterly along railroad to property line, and proceeding northerly along property line to I- 95, and proceeding northerly along I- 95 to Annapolis Rd, and proceeding easterly along Annapolis Rd to I- 95, and proceeding easterly along Annapolis Rd to I- 95 to property line, and proceeding easterly along property line to unnamed Local road, and proceeding southerly along unnamed Local road to Garden City Dr, and proceeding westerly along Garden City Dr to John Hanson Hwy, and

**Council District Five**

District 5 is unchanged from the existing Council Districts

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of Csx RR and Eastern Ave, and proceeding northerly along Csx RR to railroad, and proceeding northerly along railroad to Csx RR, and proceeding northerly along Csx RR to property line, and proceeding easterly along property line to Lafayette Pl, and proceeding southerly along Lafayette Pl to Taylor Rd, and proceeding easterly along Taylor Rd to Riverside Dr, and proceeding easterly along Riverside Dr to nonvisible boundary, and proceeding easterly along nonvisible boundary to shoreline, and proceeding southerly along shoreline to nonvisible boundary, and proceeding easterly along nonvisible boundary to Kenilworth Ave, and proceeding northerly along Kenilworth Ave to Carters Ln, and proceeding easterly along Carters Ln to nonvisible boundary, and proceeding easterly along nonvisible boundary to Baltimore Washington Pkwy, and proceeding southerly along Baltimore Washington Pkwy to Annapolis Rd, and proceeding easterly along Annapolis Rd to unnamed Local road, and proceeding southerly along unnamed Local road to 68th Pl, and proceeding southerly along 68th Pl to Allison St, and proceeding southerly along Allison St to Warner Ave, and proceeding southerly along Warner Ave to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding northerly along nonvisible boundary to Barton Rd, and proceeding easterly along Barton Rd to nonvisible boundary, and proceeding easterly along nonvisible boundary to Amtrak RR, and proceeding easterly along Amtrak RR to John Hanson Hwy, and proceeding easterly along John Hanson Hwy to Garden City Dr, and proceeding northerly along Garden City Dr to unnamed Local road, and proceeding northerly along unnamed Local road to property line, and proceeding westerly along property line to railroad, and proceeding easterly along railroad to property line, and proceeding northerly along property line to I- 95, and proceeding northerly along I- 95 to Annapolis Rd, and proceeding easterly along Annapolis Rd to I- 95, and proceeding easterly along Annapolis Rd to I- 95 to property line, and proceeding easterly along property line to unnamed Local road, and proceeding southerly along unnamed Local road to Garden City Dr, and proceeding westerly along Garden City Dr to John Hanson Hwy, and

**LEGALS**

boundary, and proceeding easterly along nonvisible boundary to Annapolis Rd, and proceeding easterly along Annapolis Rd to Enterprise Rd, and proceeding southerly along Enterprise Rd to Lottsford Rd, and proceeding westerly along Lottsford Rd to Landover Rd, and proceeding westerly along Landover Rd to I- 95, and proceeding southerly along I- 95 to Arena Dr, and proceeding westerly along Arena Dr to I- 95, and proceeding southerly along I- 95 to Central Ave, and proceeding westerly along Central Ave to unnamed Local road, and proceeding northerly along unnamed Local road to Central Ave, and proceeding westerly along Central Ave to Hill Rd, and proceeding northerly along Hill Rd to Martin Luther King Jr Hwy, and proceeding westerly along Martin Luther King Jr Hwy to Booker Dr, and proceeding westerly along Booker Dr to Martin Luther King Jr Hwy, and proceeding southerly along Martin Luther King Jr Hwy to property line, and proceeding westerly along property line to Jefferson Heights Dr, and proceeding westerly along Jefferson Heights Dr to nonvisible boundary, and proceeding westerly along nonvisible boundary to Addison Rd, and proceeding easterly along Addison Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to Field St, and proceeding westerly along Field St to 62nd St, and proceeding southerly along 62nd St to property line, and proceeding southerly along property line to 62nd Ave, and proceeding southerly along 62nd Ave to Eastern Ave NE, and proceeding northerly along Eastern Ave NE to nonvisible boundary, and proceeding northerly along nonvisible boundary to Eastern Ave, and proceeding westerly along Eastern Ave to the point of beginning.

**Council District Six**

District 6 remains the same as in the existing Council districts, except that it gives up precincts 06-005 and 06-011 in District Heights to District 7.

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of Henson Creek Tributary and Suitland Pkwy, and proceeding easterly along Henson Creek Tributary to Hil Mar Dr, and proceeding easterly along Hil Mar Dr to Walters Ln, and proceeding northerly along Walters Ln to Marlboro Pike, and proceeding westerly along Marlboro Pike to property line, and proceeding northerly along property line to nonvisible boundary, and proceeding easterly along nonvisible boundary to property line, and proceeding easterly along nonvisible boundary to property line, and proceeding easterly along nonvisible boundary to Southwest Br, and proceeding westerly along Southwest Br to nonvisible boundary, and proceeding southerly along nonvisible boundary to property line, and proceeding southerly along nonvisible boundary to Wintergreen Ave, and proceeding southerly along Wintergreen Ave to nonvisible boundary, and proceeding westerly along nonvisible boundary to property line, and proceeding westerly along property line to powerline, and proceeding northerly along powerline to Walker Mill Rd, and proceeding westerly along Walker Mill Rd to Pine Grove Rd, and proceeding westerly along Pine Grove Rd to Addison Rd S, and proceeding northerly along Addison Rd S to Wilburn Dr, and proceeding easterly along Wilburn Dr to Cabin Br, and proceeding northerly along Cabin Br to Cabin Branch Tributary, and proceeding northerly along Cabin Branch Tributary to Cabin Br, and proceeding northerly along Cabin Br to Central Ave, and proceeding easterly along Central Ave to unnamed Local road, and proceeding southerly along unnamed Local road to Central Ave, and proceeding easterly along Central Ave to I- 95, and proceeding northerly along I- 95 to Arena Dr, and proceeding easterly along Arena Dr to I- 95, and proceeding northerly along I- 95 to Landover Rd, and proceeding easterly along Landover Rd to Lottsford Rd, and proceeding northerly along Lottsford Rd to Enterprise Rd, and proceeding northerly along Enterprise Rd to Annapolis Rd, and proceeding easterly along Annapolis Rd to unnamed Local road, and proceeding northerly along unnamed Local road to Annapolis Rd, and proceeding northerly along Annapolis Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to Church Rd, and proceeding southerly along Church Rd to Woodmore North Blvd, and proceeding westerly along Woodmore North Blvd to Chapel Glebe Ct, and proceeding southerly along Chapel Glebe Ct to nonvisible boundary, and proceeding southerly along nonvisible boundary to Church Rd, and proceeding easterly along Church Rd to Old Stage Rd, and proceeding easterly along Old Stage Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to Conrail RR, and proceeding southerly along Conrail RR to I- 595, and proceeding westerly along I- 595 to Church Rd, and proceeding southerly along Church Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to unnamed Ramp, and proceeding easterly along unnamed Ramp to nonvisible boundary, and proceeding easterly along nonvisible boundary to Church Rd, and proceeding southerly along Church Rd to nonvisible boundary, and proceeding easterly along nonvisible boundary to unnamed Local road, and proceeding easterly along unnamed Local road to nonvisible boundary, and proceeding easterly along nonvisible boundary to Conrail RR, and proceeding southerly along Conrail RR to Leeland Rd, and proceeding southerly along Leeland Rd to Crain Hwy, and proceeding southerly along Crain Hwy to Marlboro Pike, and proceeding westerly along Marlboro Pike to Western Br, and proceeding northerly along Western Br to Federal Spring Br, and proceeding westerly along Federal Spring Br to Old Marlboro Pike, and proceeding westerly along Old Marlboro Pike to Ritchie Marlboro Rd, and proceeding southerly along Ritchie Marlboro Rd to Pennsylvania Ave, and proceeding westerly along Pennsylvania Ave to Dower House Rd, and proceeding southerly along Dower House Rd to unnamed Local road, and proceeding northerly along unnamed Local road to Pennsylvania Ave, and proceeding northerly along Pennsylvania Ave to Suitland Pkwy, and proceeding westerly along Suitland Pkwy to Allentown Rd, and proceeding westerly along Allentown Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to Forestville Rd, and proceeding northerly along Forestville Rd to Suitland Pkwy, and proceeding westerly along Suitland Pkwy to Henson Creek Tributary, and proceeding northerly along Henson Creek Tributary to Suitland Pkwy, and proceeding westerly along Suitland Pkwy to the point of beginning.

**Council District Seven**

District 7 remains the same as in the existing Council districts, except that it takes precincts 06-005 and 06-011 in District Heights from District 7.

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of Southern Ave SE and Owens Rd, and proceeding easterly along Southern Ave SE to nonvisible boundary, and proceeding easterly along nonvisible boundary to Southern Ave SE, and proceeding easterly along Southern Ave SE to nonvisible boundary, and proceeding easterly along nonvisible boundary to Southern Ave, and proceeding northerly along Southern Ave to nonvisible boundary, and proceeding northerly along nonvisible boundary to Eastern Ave NE, and proceeding northerly along Eastern Ave NE to 62nd Ave, and proceeding northerly along 62nd Ave to property line, and proceeding northerly along property line to 62nd St, and proceeding northerly along 62nd St to Field St, and proceeding easterly along Field St to nonvisible boundary, and proceeding northerly along nonvisible boundary to Addison Rd, and proceeding northerly along Addison Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Jefferson Heights Dr, and proceeding easterly along Jefferson Heights Dr to property line, and proceeding easterly along property line to Martin Luther King Jr Hwy, and proceeding northerly along Martin Luther King Jr Hwy to Booker Dr, and proceeding easterly along Booker Dr to Martin Luther King Jr Hwy, and proceeding northerly along Martin Luther King Jr Hwy to Hill Rd, and proceeding southerly along Hill Rd to Central Ave, and proceeding westerly along Central Ave to Cabin Br, and proceeding southerly along Cabin Br to Cabin Branch Tributary, and proceeding southerly along Cabin Branch Tributary to Cabin Br, and proceeding southerly along Cabin Br to Wilburn Dr, and proceeding westerly along Wilburn Dr to Addison Rd S, and proceeding southerly along Addison Rd S to Pine Grove Rd, and proceeding easterly along Pine Grove Rd to Walker Mill Rd, and proceeding northerly along Walker Mill Rd to powerline, and proceeding southerly along powerline to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding easterly along nonvisible boundary to Wintergreen Ave, and proceeding northerly along Wintergreen Ave to nonvisible boundary, and proceeding westerly along nonvisible boundary to property line, and proceeding westerly along property line to nonvisible boundary, and proceeding northerly along nonvisible boundary to Southwest Br, and proceeding easterly along Southwest Br to nonvisible boundary, and proceeding southerly along nonvisible boundary to property line, and proceeding southerly along property line to nonvisible boundary, and proceeding westerly along property line to nonvisible boundary, and proceeding westerly along property line to nonvisible boundary, and proceeding easterly along property line to nonvisible boundary, and proceeding easterly along nonvisible boundary to Forestville Rd, and proceed-

(Continued to Page A15)







**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**

**2509 BRANDY LN.  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated September 1, 2006, recorded in Liber 26658, Folio 168 among the Land Records of Prince George's County, MD, with an original principal balance of \$504,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**OCTOBER 5, 2021 AT 11:12 AM**

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 40468-2)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

140280 (9-16,9-23,9-30)

**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**

**4403 BIRCHTREE LN.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated March 13, 2007, recorded in Liber 27451, Folio 166 among the Land Records of Prince George's County, MD, with an original principal balance of \$360,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**OCTOBER 5, 2021 AT 11:13 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located 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 \$34,000 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 to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 343735-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

140281 (9-16,9-23,9-30)

**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**

**8303 CANNING TERR.  
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust dated August 1, 2007, recorded in Liber 28608, Folio 43 among the Land Records of Prince George's County, MD, with an original principal balance of \$286,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**OCTOBER 5, 2021 AT 11:14 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located 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 to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 303801-3)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

140282 (9-16,9-23,9-30)

**LEGALS**

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

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

**8624 CUNNINGHAM DRIVE  
BERWYN HEIGHTS, MARYLAND 20740**

By virtue of the power and authority contained in a Deed of Trust from Larry Lee Sweeney, dated September 13, 2013, and recorded in Liber 35338 at folio 359 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**OCTOBER 5, 2021  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to 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 # 19-602197)

**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

140268 (9-16,9-23,9-30)

**LEGALS**

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

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

**8921 TOWN CENTER CIR #210  
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Cheryl A. King, dated August 26, 2006, and recorded in Liber 27819 at folio 548 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, on

**OCTOBER 5, 2021  
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 \$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 to 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 # 20-604404)

**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

140269 (9-16,9-23,9-30)

**LEGALS**

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

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

**3728 SWANN ROAD  
SUITLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Alejandra C. Zuniga and Donald R. Stonesifer III, dated December 26, 2015, and recorded in Liber 37985 at folio 325 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 Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**SEPTEMBER 21, 2021  
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 \$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 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 to 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 # 19-603111)

**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

140178 (9-2,9-9,9-16)

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