

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030

Plaintiff

vs.

ROY EDWARD WILLIAMS

SERVE: 3606 SWANN RD
SUITLAND MD 20746

AND

MORTGAGE ELECTRONIC REG-
ISTRATION SYSTEMS, INC
A/K/A MERS

SERVE ON: BILL BECKMANN,
PRESIDENT AND CHIEF EXECU-
TIVE OFFICER
1818 LIBRARY ST
RESTON VA 20190

AND

THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW
YORK AS SUCCESSOR TO JPMOR-
GAN CHASE BANK NA AS
TRUSTEE FOR WAMU MORT-
GAGE PASS-THROUGH CERTIFI-
CATES, SERIES 2004-RP1

SERVE ON:
THE CORPORATION TRUST,
INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

JAMES E, CLARKE, TRUSTEE

SERVE:
ATLANTIC LAW GROUP, LLC
1602 VILLAGE MARKET BLVD SE,
STE 310
LEESBURG, VA 20175

AND

RENEE DYSON, TRUSTEE

SERVE:
ATLANTIC LAW GROUP, LLC
1602 VILLAGE MARKET BLVD SE,
STE 310
LEESBURG, VA 20175

AND

SHANNON MENAPACE,
TRUSTEE

SERVE: LIEN SERVICING, LLC
P.O. BOX 159
PHOENIX, MD 21131

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George’s
County and known as:)

3606 SWANN RD
SUITLAND MD 20746

And

Unknown Owner of the property
3606 SWANN RD described as fol-
lows: Property Tax ID 06-0605279
on the Tax Roll of Prince George’s
County, the unknown owner’s
heirs, devisees, and personal rep-
resentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest in the
property.

And

PRINCE GEORGE’S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
CASE NO.:
CAE 14-34407**

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

12,355,000 Sq. Ft. & Imps. Map 088
Grid F1 Par 0% Assmt \$174,700 Lib
F1 and assessed to ROY E.
WILLIAMS, also known as 3606
SWANN RD, SUITLAND MD
20746, Tax Account No. 06-0605279
on the Tax Roll of the Director of Fi-
nance.

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County:

ORDERED, That notice be given
by the insertion of a copy of this
Order in some newspaper having a
general circulation in Prince
George’s County once a week for
three (3) successive weeks on or be-
fore the 27th day of February, 2015,
warning all persons interested in
the property to appear in this Court
by the 7th day of April, 2015 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116099 (2-12,2-19,2-26)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030

Plaintiff

vs.

JOE L. BARRETT

SERVE:
1902 WETHERBOURNE CT
BOWIE MD 20721

AND

SPRINGLEAF FINANCIAL SERV-
ICES, INC.
F/K/A AMERICAN GENERAL FI-
NANCIAL SERVICES (DE), INC.

SERVE:
THE CORPORATION TRUST IN-
CORPORATED, RESIDENT
AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

CHARLES H. ANDERSON, III,
TRUSTEE

SERVE:
9418 ANNAPOLIS RD, STE 104
LANHAM, MD 20706

AND

WOODVIEW VILLAGE HOME-
OWNER’S ASSOCIATION, INC.

SERVE ON:
OSCAR MCEACHERN, RESIDENT
AGENT
1805 SAHARA LANE
MITCHELLVILLE, MD 20721

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George’s
County and known as:)

1902 WETHERBOURNE CT
BOWIE MD 20721

And

Unknown Owner of the property
1902 WETHERBOURNE CT de-
scribed as follows: Property Tax ID
13-1566751 on the Tax Roll of Prince
George’s County, the unknown
owner’s heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest in the property.

And

PRINCE GEORGE’S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
CASE NO.:
CAE 14-34291**

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

10,028,0000 Sq. Ft. & Imps. Wood-
view Village P’ Lot 8 Blk C, Assmt
\$267,400 Lib 08226 Fl 630 and as-
sessed to JOE L. BARRETT and
JOYCE B. BARRETT, also known as
1902 WETHERBOURNE CT,
BOWIE MD 20721, Tax Account No.
13-1566751 on the Tax Roll of the Di-
rector of Finance.

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County:

ORDERED, That notice be given
by the insertion of a copy of this
Order in some newspaper having a
general circulation in Prince
George’s County once a week for
three (3) successive weeks on or be-
fore the 27th day of February, 2015,
warning all persons interested in
the property to appear in this Court
by the 7th day of April, 2015 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116090 (2-12,2-19,2-26)

**THE PRINCE
GEORGE’S
POST
NEWSPAPER
CALL
301-627-0900
FAX
301-627-6260**

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, LLC
5525 TWIN KNOLLS ROAD, SUITE
325
COLUMBIA, MARYLAND 21045

Plaintiff

vs.

WINDSONG COMMUNITY ASSO-
CIATION, INC
Serve: Resident Agent
DAVID R. NAKA, ESQUIRE
SUITE 520
2 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

and

PRINCE GEORGE’S COUNTY
SERVE: M. Andre Green
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

and

All unknown owners of the prop-
erty described below, their heirs,
personal representatives and as-
signs, and any and all persons hav-
ing or claiming to have any interest
in the property.

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-00402**

The object of this proceeding is to
secure foreclosure of all rights of re-
demption in the following property
in Prince George’s County, in the
State of Maryland, sold by the Office
of Finance of Prince George’s
County and the State of Maryland to
the Plaintiff in this proceeding.

The property in Mellwood, 15th
Election District, known as Parcel D,
1.9500 Acres, Windsong-plat 1, as-
sessed to Windsong Community
Association, Inc. Tax Account No.
15-3694197, Tulip Hill Lane, Upper
Maryland 20772.

It is thereupon this 9th day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County, Ordered,
That notice be given by the insertion
of a copy of this Order in some
newspaper having a general cir-
culation in Prince George’s County
once a week for three (3) successive
weeks, warning all persons inter-
ested in the property to appear in
this Court by the 14th day of April,
2015, and redeem the property and
answer the complaint or thereafter a
final judgment will be entered fore-
closing all rights of redemption in
the property, and vesting in the
plaintiff a title, free and clear of all
encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116304 (2-19,2-26,3-5)

NOTICE

Robert J. Kim, et al.
Substitute Trustee

Substitute Trustees

vs.

New Revival Center of Renewal, Inc.

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Civil No. CAEF 14-29413**

NOTICE is hereby given this 10th
day of February, 2015, by the Circuit
Court for Prince George’s County,
that the sale of the property being
described in the above-mentioned
proceeding, known as 3600 May-
wood Lane, Suitland, Maryland
20746, made and reported by Aaron
D. Neal, Substitute Trustee, be rat-
ified and confirmed, unless cause to
the contrary be shown on or before
the 10th day of March, 2015, pro-
vided that a copy of this Notice be
inserted in the Prince George’s Post
in Prince George’s County once in
each of three successive weeks on or
before the 10th day of March, 2015.

The report of sale states the
amount of the sale price to be
\$470,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
116284 (2-19,2-26,3-5)

NOTICE

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

vs.

Miguel Guzman

Defendant

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

CIVIL NO. CAE 13-00355

ORDERED, this 11th day of Febru-
ary, 2015 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 7706 Finns Lane, Lanham,
Maryland 20706 mentioned in these
proceedings, made and reported by
Laura H. G. O’Sullivan, et al., Sub-
stitute Trustees, be ratified and con-
firmed, unless cause to the contrary
thereof be shown on or before the
11th day of March, 2015 next, pro-
vided a copy of this Notice be in-
serted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
11th day of March, 2015, next.

The report states the amount of
sale to be \$121,949.88.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk

116361 (2-19,2-26,3-5)

LEGALS

NOTICE

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

Plaintiffs

vs.

Ashley N. Smith

Defendant

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

CIVIL NO. CAEF 14-11980

ORDERED, this 5th day of Febru-
ary, 2015 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 6922 Hawthorne Street, Lan-
dover, Maryland 20785 mentioned
in these proceedings, made and re-
ported by Laura H. G. O’Sullivan,
et al., Substitute Trustees, be rat-
ified and confirmed, unless cause to
the contrary thereof be shown on or
before the 5th day of March, 2015
next, provided a copy of this Notice
be inserted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
5th day of March, 2015, next.

The report states the amount of
sale to be \$42,500.00.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk

116234 (2-12,2-19,2-26)

NOTICE

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

Plaintiffs

vs.

Carol C Johnson and
Charles E Johnson

Defendants

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

CIVIL NO. CAE 13-04158

ORDERED, this 3rd day of Febru-
ary, 2015 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 9002 Ballard Lane, Clinton,
Maryland 20735 mentioned in these
proceedings, made and reported by
Laura H. G. O’Sullivan, et al., Sub-
stitute Trustees, be ratified and con-
firmed, unless cause to the contrary
thereof be shown on or before the
3rd day of March, 2015 next, pro-
vided a copy of this Notice be in-
serted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
3rd day of March, 2015, next.

The report states the amount of
sale to be \$149,500.00.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk

116232 (2-12,2-19,2-26)

NOTICE

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

Plaintiffs

vs.

Patricia Peterson and
Michael Peterson

Defendants

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

CIVIL NO. CAE 11-15096

ORDERED, this 12th day of Febru-
ary, 2015 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 15207 Joppa Place, Bowie,
Maryland 20721 mentioned in these
proceedings, made and reported by
Laura H. G. O’Sullivan, et al., Sub-
stitute Trustees, be ratified and con-
firmed, unless cause to the contrary
thereof be shown on or before the
12th day of March, 2015 next, pro-
vided a copy of this Notice be in-
serted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
12th day of March, 2015, next.

The report states the amount of
sale to be \$702,528.30.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk

116359 (2-19,2-26,3-5)

NOTICE

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

Plaintiffs

vs.

Andre Spalding and
Kareema Spalding

Defendants

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

CIVIL NO. CAEF 14-25607

ORDERED, this 12th day of Febru-
ary, 2015 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 2319 Ewing Avenue, Suit-
land, Maryland 20746 mentioned in
these proceedings, made and re-
ported by Laura H. G. O’Sullivan,
et al., Substitute Trustees, be rat-
ified and confirmed, unless cause to
the contrary thereof be shown on or
before the 12th day of March, 2015
next, provided a copy of this Notice
be inserted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
12th day of March, 2015, next.

The report states the amount of
sale to be \$479,785.45.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk

116360 (2-19,2-26,3-5)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

JERMAINE JACKSON
3009 Southern Avenue, Unit # 33
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-24427**

Notice is hereby given this 6th day
of February, 2015 by the Circuit
Court for Prince George’s County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 3009 Southern Ave-
nue, Unit # 33, Temple Hills, MD
20748, made and reported by the
Substitute Trustee, will be RATI-
FIED AND CONFIRMED, unless
cause to the contrary thereof be
shown on or before the 6th day of
March, 2015, provided a copy of this
NOTICE be inserted in some news-
paper printed in said County, once
in each of three successive weeks
before the 6th day of March, 2015.

The report states the purchase
price at the Foreclosure sale to be
\$143,278.50.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk
116257 (2-19,2-26,3-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

SUZANNE M. RANDOLPH
6522 Lake Park Drive, Unit # 303
a/r/t/a 6522 Lake Park Drive,
Unit #303B
Greenbelt, MD 20770

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-07821**

Notice is hereby given this 6th day
of February, 2015 by the Circuit
Court for Prince George’s County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 6522 Lake Park
Drive, Unit # 303, a/r/t/a 6522
Lake Park Drive, Unit #303B,
Greenbelt, MD 20770, made and re-
ported by the Substitute Trustee, will
be RATIFIED AND CONFIRMED,
unless cause to the contrary thereof
be shown on or before the 6th day
of March, 2015, provided a copy of
this NOTICE be inserted in some
newspaper printed in said County,
once in each of three successive
weeks before the 6th day of March,
2015.

The report states the purchase
price at the Foreclosure sale to be
\$121,500.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk
116258 (2-19,2-26,3-5)

NOTICE

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

13588 LORD STERLING PLACE
#10-8
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Lekenya Spears, dated September 26, 2008, and recorded in Liber 30066 at folio 416 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

MARCH 17, 2015
AT 9:00 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County Co., 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 \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-609882)

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

116368(2-26,3-5,3-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3207 BARCROFT DRIVE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Adaora Noummy, dated May 22, 2009, and recorded in Liber 31034 at folio 355 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

MARCH 17, 2015
AT 9:02 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-36326)

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

116370(2-26,3-5,3-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3612 28TH PARKWAY
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Edward B Fraiser, dated August 28, 2006, and recorded in Liber 26874 at folio 722 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

MARCH 17, 2015
AT 9:01 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-29840)

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

116369(2-26,3-5,3-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

7030 WOODYARD ROAD
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Sonia K Kochhar, dated January 11, 2008, and recorded in Liber 29279 at folio 116 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

MARCH 3, 2015
AT 9:16 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County Co., 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 \$75,000.00 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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-30752)

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

116226(2-12,2-19,2-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

10617 HEATHER GLEN WAY
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Hashmat U Karazai aka Hashmat U Karzai and Awista Karzai aka Awista S. Karzai, dated May 19, 2005, and recorded in Liber 22335 at folio 660 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

MARCH 10, 2015
AT 9:14 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County Co., 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 \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-38766)

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

116314(2-19,2-26,3-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

2559 OAK GLEN WAY
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Richard Powell, dated May 4, 2007, and recorded in Liber 28065 at folio 541 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

MARCH 10, 2015
AT 9:12 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-37120)

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

116315(2-19,2-26,3-5)

IT PAYS TO ADVERTISE!

The Prince George’s Post

Call Brenda Boice at 301 627 0900

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

7308 MALDEN LANE
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Estate of Arnold A Washington, dated August 23, 2006, and recorded in Liber 22234 at folio 544 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

MARCH 3, 2015
AT 9:00 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-10647)

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

116133 (2-12,2-19,2-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

10514 VISTA GARDENS DRIVE
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Barbara D. Perry, dated February 13, 2009 and recorded in Liber 30428, Folio 348 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$215,650.33, and an original interest rate of 2.699%, 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 **MARCH 3, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

116146 (2-12,2-19,2-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

15414 NORTH PLATTE COURT
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Veronica L Main, dated January 24, 2007, and recorded in Liber 27216 at folio 308 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

MARCH 3, 2015
AT 9:01 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.16% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-32192)

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

116134 (2-12,2-19,2-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

14002 KORBA PLACE 4F
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from John A. Rodriguez, dated September 14, 2007 and recorded in Liber 28746, Folio 404 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$206,900.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 3, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. 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.

Richard E. Solomon, Richard J. Rogers, Edward S. Cohn,
Stephen N. Goldberg, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

116147 (2-12,2-19,2-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

709 STREAMSIDE DRIVE
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Evelyn F. Terry, dated June 9, 2006, and recorded in Liber 29980 at folio 490 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

MARCH 3, 2015
AT 9:02 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County Co., 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 \$34,000.00 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% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-41017)

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

116135 (2-12,2-19,2-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

5909 87TH AVENUE
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Abraham Fomundam and Evadne Fomundam, dated October 18, 2006 and recorded in Liber 26278, Folio 304 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an original interest rate of 8.200%, 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 **MARCH 3, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$41,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

116148 (2-12,2-19,2-26)

LEGALS

ORDER OF PUBLICATION

BEOR FUND 1, LLC
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

IAN FAIRMAN

and

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 2811 Farris Ln
Bowie, MD 20715
Account Number: 07 0708438
Description: 18,263.0000 Sq. Ft. & Imps Foxhill at Belair Lot 23 Blk 115
Assmt: \$274,500.00
Liber/Folio: 31517/489
Assessed To: Fairman, Miyoko & Ian

In the Circuit Court for
Prince George’s County,
Maryland
CAE 14-35745

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

Property Address: 2811 Farris Ln
Bowie, MD 20715
Account Number: 07 0708438
Description: 18,263.0000 Sq. Ft. & Imps Foxhill at Belair Lot 23 Blk 115
Assmt: \$274,500.00
Liber/Folio: 31517/489
Assessed To: Fairman, Miyoko & Ian

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of February, 2015, by the Circuit Court for Prince George’s County:
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 27th day of February, 2015, warning all persons interested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116102 (2-12-2-19,2-26)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030

Plaintiff

vs.

ANITA SCOTT

SERVE:
8335 SNOWDEN OAKS PL
LAUREL MD 20708

Plaintiff

AND

vs.

TEDDY GREENE

SERVE:
8335 SNOWDEN OAKS PL
LAUREL MD 20708

AND

HSBC MORTGAGE SERVICES, INC.

SERVE ON:
THE CORPORATION TRUST INCORPORATED, RESIDENT AGENT
351 WEST CAMDEN ST
BALTIMORE, MD 21201

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
A/K/A MERS

SERVE ON: BILL BECKMANN, PRESIDENT AND CHIEF EXECUTIVE OFFICER
1818 LIBRARY ST
RESTON VA 20190

SERVE ON: SHARON HORSTKHAMP, LEGAL DEPARTMENT
1818 LIBRARY ST, STE 300
RESTON VA 20190-6280

AND

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, TRUSTEE

SERVE: 6301 IVY LANE #610
GREENBELT, MD 20770

AND

MONTPELIER OAKS HOME OWNERS ASSOCIATION, INC.

SERVE: TORIN K. ANDREWS, RESIDENT AGENT
C/O DH BADER MANAGEMENT SERVICES, INC.
SUITE 210
14435 CHERRY LANE COURT
LAUREL, MD 20707

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:)

8335 SNOWDEN OAKS PL
LAUREL MD 20708

And

Unknown Owner of the property 8335 SNOWDEN OAKS PL described as follows: Property Tax ID 10-1027556 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE’S COUNTY, MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for
Prince George’s County, Maryland
CASE NO.:
CAE 14-34408

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

10th Election District 4,288 Sq. Ft. & Imps. Snowden oaks Lot 18 Blk G, Assmt \$189,900 Lib 14974 F1 565 and assessed to ANITA SCOTT and TEDDY GREENE, also known as 8335 SNOWDEN OAKS PL, LAUREL MD 20708, Tax Account No. 10-1027556 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of February, 2015, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 2015 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116100 (2-12-2-19,2-26)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030

Plaintiff

vs.

ANITA MOULOT-FARMER

SERVE:
2400 OLD FORT HILLS DR
FORT WASHINGTON MD 20744

AND

DIRECTOR OF ROUSE REAL ESTATE FINANCE, INC.
A FORFEITED MD CORPORATION

SERVE: 5585 STERRETT PLACE
COLUMBIA, MD 21044

AND

HUGH F. COYLE, TRUSTEE

SERVE: 5585 STERRETT PLACE
COLUMBIA, MD 21044

AND

THOMAS F. IRETON, TRUSTEE

SERVE: 5585 STERRETT PLACE
COLUMBIA, MD 21044

AND

MICHAEL L. MARSHLICK

SERVE: 5605 TIFFANY DR
CHURCHTON, MD 20733

AND

RUTH M. NURMI

SERVE: 5605 TIFFANY DR
CHURCHTON, MD 20733

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:)

LEGALS

2400 OLD FORT HILLS DR
FORT WASHINGTON MD 20744

And

Unknown Owner of the property 2400 OLD FORT HILLS DR described as follows: Property Tax ID 05-0303057 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE’S COUNTY, MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for
Prince George’s County, Maryland
CASE NO.:
CAE 14-35746

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

12,772.0000 Sq. Ft. & Imps. OLD Fort Hills Pla Lot 31 Blk A, Assmt \$147,200 Lib 30880 F1 564 and assessed to ANITA MOULOT-FARMER, also known as 2400 OLD FORT HILLS DR, FORT WASHINGTON MD 20744, Tax Account No. 05-0303057 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of February, 2015, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 2015 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116103 (2-12-2-19,2-26)

ORDER OF PUBLICATION

BEOR FUND 1, LLC
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

LUBA S. KOWALYSZYN

and

CAPITAL ONE, NATIONAL ASSOCIATION F/K/A CHEVY CHASE BANK, F.S.B. F/K/A CHEVY CHASE SAVINGS AND LOAN, INC. F/K/A GOVERNMENT SERVICES SAVINGS AND LOAN INC.

and

ARTHUR J. PHELAN, JR., TRUSTEE

and

JEFFREY R. SCHOLZ, TRUSTEE

and

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 12901 Blackwater Ter, Clinton, MD 20735
Account Number: 05 0317206
Description: 22,088.0000 Sq. Ft. & Imps Windbrook Lot 16 Blk K
Assmt: \$229,100.00
Liber/Folio: 14757/655
Assessed To: Kowalyszyn, Luba S

In the Circuit Court for
Prince George’s County,
Maryland
CAE 14-35747

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

Property Address: 12901 Blackwater Ter, Clinton, MD 20735
Account Number: 05 0317206
Description: 22,088.0000 Sq. Ft. & Imps Windbrook Lot 16 Blk K
Assmt: \$229,100.00
Liber/Folio: 14757/655
Assessed To: Kowalyszyn, Luba S

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

It is thereupon this 2nd day of February, 2015, by the Circuit Court for Prince George’s County:

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 27th day of February, 2015, warning all persons interested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116104 (2-12-2-19,2-26)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030

Plaintiff

vs.

THE ESTATE OF THERESA F. CARTER
A/K/A THERESA F. JACOBS

SERVE ON:
TIFFANY D. CARTER, PERSONAL REPRESENTATIVE
3300 CURTIS DRIVE, APT T3
SUITLAND, MD 20746

AND

J.P. MORGAN CHASE BANK, NA
F/K/A CHASE BANK USA, NA

SERVE:
THE CORPORATION TRUST, INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

KENNETH J. MACFADYEN, TRUSTEE

SERVE:
10856 SANDRINGHAM RD
COCKEYSVILLE, MD 21030

AND

JAMES LOFTUS, TRUSTEE

AND

MIRIAM FUCHS, TRUSTEE

SERVE AT: 414 WATER ST,
APT 2801
BALTIMORE, MD 21202

AND

LISA BLADES, TRUSTEE

SERVE: 200 E. NORTH AVE #208
BALTIMORE, MD 21202

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:)

2604 AFTON ST
TEMPLE HILLS MD 20748

And

Unknown Owner of the property 2604 AFTON ST described as follows: Property Tax ID 06-0494187 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE’S COUNTY, MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for
Prince George’s County, Maryland
CASE NO.:
CAE 14-35748

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

Assmt 4,608.0000 Sq. Ft. & Imps. Good Hope Hills Lot 100 Blk F Lib 05639 F1 317 and assessed to WILLIAM H CARTER and THERESA F. JACOBS, also known as 2604 AFTON ST, TEMPLE HILLS MD 20748, Tax Account No. 06-0494187 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of February, 2015, by the Circuit Court for Prince George’s County:

LEGALS

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 2015 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116105 (2-12-2-19,2-26)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030

Plaintiff

vs.

HARRY E GOUGH

SERVE: 9910 ROSARYVILLE RD
UPPER MARLBORO MD 20772

SERVE: 1815 SUDBURY ROAD NW
WASHINGTON, DC 20012

AND

MICHELLE D. GOUGH

SERVE: 9910 ROSARYVILLE RD
UPPER MARLBORO MD 20772

SERVE: 1815 SUDBURY ROAD NW
WASHINGTON, DC 20012

AND

DAVID ALTERMAN

SERVE: 5614 CONNECTICUT AVENUE NW #201
WASHINGTON, DC 20036

AMD

STEVE SUSHNER. TRUSTEE

SERVE:
1150 CONNECTICUT AVENUE
NW #201
WASHINGTON, DC 20036

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:)

9910 ROSARYVILLE RD
UPPER MARLBORO MD 20772

And

Unknown Owner of the property 9910 ROSARYVILLE RD described as follows: Property Tax ID 15-1784362 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE’S COUNTY, MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for
Prince George’s County, Maryland
CASE NO.:
CAE 14-35750

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

Assmt Pt Par 19 (prf Rem Trs 07), 1.0000 Acres & Imps., Map I18 Grid B4 Par 019 Lib 34533 F1 171 and assessed to HARRY E GOUGH and MICHELLE D. GOUGH, also known as 9910 ROSARYVILLE RD, UPPER MARLBORO MD 20772, Tax Account No. 15-1784362 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of February, 2015, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 2015 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116106 (2-12-2-19,2-26)

ORDER OF PUBLICATION

US BANK EMPIRE
2 Liberty Place, 50 S. 16th Street,
#1950
Philadelphia, Pennsylvania 19102

Plaintiff

vs.

SURRANTS SWIM CLUB, INC.
11412 Tippet Road
Clinton, Maryland 20735

and

THE UNITED BANK AND TRUST COMPANY OF MARYLAND now known as FIRST VIRGINIA BANK-MARYLAND
Care of: Bobby W. Blackwell, Resident Agent
825 Braeburn Drive
Fort Washington, Maryland 20705

and

FAUST C. VILLAREAL,
PATRICK F. MAHONEY
9401 Indian Head Highway
Oxon Hill, Maryland 20022

and

UNKNOWN OWNER OF PROPERTY 11412 Tippet Road, Clinton, Map 133, Grid F1, Parcel 0000, Acct No.: 09-0975938 the unknown owner’s, heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest.

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

8306 FREMONT PL.
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated March 21, 2006 and recorded in Liber 26023, Folio 365 among the Land Records of Prince George's Co., MD, with an original principal balance of \$260,000.00 and an original interest rate of 4.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 2015 AT 11:19 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

116347 (2-19,2-26,3-5)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1211 MARCY AVENUE
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Kimberly M. Jones and David Jones, dated October 9, 2007 and recorded in Liber 28924, Folio 395 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$115,000.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 17, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$17,000.00 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. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment.Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

116373 (2-26,3-5,3-12)

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

6708 FOSTER ST.
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated December 6, 2006 and recorded in Liber 27906, Folio 158 among the Land Records of Prince George's Co., MD, with an original principal balance of \$188,000.00 and an original interest rate of 7.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 2015 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

116348 (2-19,2-26,3-5)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

7016 96TH PLACE
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Gina V. Sanderson and Timothy J. Sanderson, dated November 16, 2007 and recorded in Liber 28997, Folio 398 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$255,000.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 17, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$33,000.00 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. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment.Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

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Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

116374 (2-26,3-5,3-12)

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

2800 MOORES PLAINS BLVD.
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007 and recorded in Liber 27282, Folio 601 among the Land Records of Prince George's Co., MD, with an original principal balance of \$376,700.00 and an original interest rate of 5.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 2015 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

116332 (2-19,2-26,3-5)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1626 DEEP GORGE COURT
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Lat-rina Johnson, dated June 7, 2007 and recorded in Liber 28066, Folio 395 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$225,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 17, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment.Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

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Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

116375 (2-26,3-5,3-12)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

4202 55TH AVENUE
BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust from Gloria D. Fisher and John Tasker Fisher, Sr., dated October 17, 2006 and recorded in Liber 26932, Folio 001 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$35,000.00, and an original interest rate of 14.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 3, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$6,000.00 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. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment.Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204

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116158 (2-12,2-19,2-26)

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

SUBSTITUTE TRUSTEES’ SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

2307 DREXEL ST.
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated October 19, 2006 and recorded in Liber 26406, Folio 185 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$294,000.00 and an original interest rate of 6.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 2015 AT 11:03 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s Co., 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 \$42,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-
COMING SALES

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

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

116331 (2-19,2-26,3-5)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

16029 JERALD ROAD
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Ronald C. Wilkinson, dated July 15, 2008 and recorded in Liber 29974, Folio 529 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$372,060.00, and an original interest rate of 5.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 3, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$43,000.00 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. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment.Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204

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116159 (2-12,2-19,2-26)

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(301) 961-6555

SUBSTITUTE TRUSTEES’ SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

10403 FALLING LEAF CT.
UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust dated August 21, 2006 and recorded in Liber 26735, Folio 673 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$397,600.00 and an original interest rate of 5.35% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 3, 2015 AT 10:55 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s Co., 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 \$47,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-
COMING SALES

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

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

116161 (2-12,2-19,2-26)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

11607 NORTH STAR DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Michael A. Pray, Jr. and Ivette D. Pray, dated October 25, 2006 and recorded in Liber 26398, Folio 113 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$425,600.00, and an original interest rate of 5.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 3, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$55,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment.Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. 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, Randall J. Rolls, and Donald P. Griswold,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204

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

116160 (2-12,2-19,2-26)

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

SUBSTITUTE TRUSTEES’ SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

16807 AQUASCO RD.
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated January 26, 2006 and recorded in Liber 25016, Folio 334 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$175,000.00 and an original interest rate of 6.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 3, 2015 AT 10:56 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s Co., 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 \$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 from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-
COMING SALES

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

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

116162 (2-12,2-19,2-26)

LEGALS

ORDER OF PUBLICATION

US BANK EMPIRE
2 Liberty Place, 50 S. 16th Street,
#1950
Philadelphia, Pennsylvania 19102

Plaintiff

vs.

JAMES H. CARSON
11844 Ellington Drive
Beltsville, Maryland 20705

and

GERALDINE CARSON
11844 Ellington Drive
Beltsville, Maryland 20705

and

UNKNOWN OCCUPANT
residing at
1109 60th Avenue
Capitol Heights, Maryland 20743

and

UNKNOWN OWNER OF PROP-
ERTY 1109 60th Avenue, Capitol
Heights, Map 066, Grid A1, Parcel
0000, Acct No.: 18-2092542 the un-
known owner’s, heirs, devisees and
personal representatives and their
or any of their heirs, devisees, ex-
ecutors, administrators, grantees,
assigns or successors in right title
and interest.

and

THE COUNTY OF PRINCE GEORGE’S
Serve on: Stephanie Anderson
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive,
Upper Marlboro, MD 20772

And all other persons having or
claiming to have an interest in
1109 60th Avenue, Capitol Heights
Defendants

**In the Circuit Court for
Prince George’s County, Maryland
CASE NO.:
CAE 14-36690**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, 1109 60th Avenue, Capitol
Heights, Account No. 18-2092542
and assessed to James H. Carson
and Geraldine Carson, and sold by
the Collector of Taxes for Prince
George’s County and the State of
Maryland to the Plaintiffs in these
proceedings:

1109 60th Avenue, Capitol Heights
District 18, Map 066, Grid A1,
Parcel 0000, Acct No.: 2092542

The complaint states, among other
things, that the amounts necessary
for redemption have not been paid,
although the required time for filing
a Complaint has elapsed.

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County,

ORDERED, that notice be given by
the insertion of a copy of this Order
in some newspaper having a gen-
eral circulation once a week for
three (3) successive weeks, before
the 27th day of February, 2015,
warning all persons interested in
said property to be and appear in
this Court by the 7th day of April,
2015, and redeem the property, 1109
60th Avenue, Capitol Heights, Ac-
count No. 18-2092542, and answer
the Complaint of or thereafter a final
decree will be rendered foreclosing
all rights of redemption in the prop-
erty, and vesting in the Plaintiff, US
BANK EMPIRE, a title free and clear
of all encumbrances, except for
ground rents.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116108 (2-12,2-19,2-26)

File No. 14-PG-AL-2967

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O’Connell, Esquire
O’Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff

vs.

Robert Dixon, and
Laronda Schine-Dixon, and
Prince George’s County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

4840 King John Way
Upper Marlboro, MD 20772

Legal Description: 2,960.0000 Sq. Ft.
& Imps. Kings Council Cond
Account ID: 03-0219147
Deed Ref.: 33234/00143
Assessed to: Dixon, Robert,

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-00171**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George’s
County and described as:

4840 King John Way
Upper Marlboro, MD 20772

Legal Description: 2,960.0000 Sq. Ft.
& Imps. Kings Council Cond
Account ID: 03-0219147
Deed Ref.: 33234/00143
Assessed to: Dixon, Robert

The Complaint states, among other

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County;

ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George’s County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be and
appear in this Court by the 7th day
of April, 2015, and redeem the Prop-
erty, and answer the Complaint, or
thereafter a final judgment will be
rendered foreclosing all rights of re-
demption in this Property and vest-
ing in the Plaintiff a title, free and
clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116109 (2-12,2-19,2-26)

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, LLC
5525 TWIN KNOLLS ROAD, SUITE
325
COLUMBIA, MARYLAND 21045

Plaintiff

vs.

SHURI R. BANGANG
UNIT 601, 1836 METZEROTT ROAD
ADELPHI, MARYLAND 20783

and

JOSEPH M. KUM
UNIT 601, 1836 METZEROTT ROAD
ADELPHI, MARYLAND 20783

and

PRINCE GEORGE’S COUNTY
SERVE: M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE
DRIVE
UPPER MARLBORO, MARYLAND
20772

and

JOHN EDWARD DRISCOLL III,
TRUSTEE
611 ROCKVILLE PIKE, SUITE 100
ROCKVILLE, MARYLAND 20852

and

All unknown owners of the prop-
erty described below, their heirs,
personal representatives and as-
signs, and any and all persons hav-
ing or claiming to have any inter-
est in the property.

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 14-34064**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty in Prince George’s County, in
the State of Maryland, sold by the
Office of Finance of Prince George’s
County and the State of Maryland to
the Plaintiff in this proceeding.

The property in Chillum, 17th
Election District, known as Unit P-
74, Parking Space, 194.0000 Square
Feet & Improvements, Presidential
Towers, Account No. 17-1940030.

It is thereupon this 2nd day of
February, 2015, by the Circuit Court
for Prince George’s County, Or-
dered, That notice be given by the
insertion of a copy of this Order in
some newspaper having a general
circulation in Prince George’s
County once a week for three (3)
successive weeks, warning all per-
sons interested in the property to
appear in this Court by the 7th day
of April, 2015, and redeem the prop-
erty and answer the complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption in the property, and vest-
ing in the plaintiff a title, free and
clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116110 (2-12,2-19,2-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DOROTHY I. EZEKWE

6011 Emerson Street, Unit # 511

Bladensburg, MD 20710

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-22098**

Notice is hereby given this 22nd
day of January, 2015 by the Circuit
Court for Prince George’s County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 6011 Emerson
Street, Unit # 511, Bladensburg, MD
20710, made and reported by the
Substitute Trustee, will be RATI-
FIED AND CONFIRMED, unless
cause to the contrary thereof be
shown on or before the 23rd day of
February 2015, provided a copy of
this NOTICE be inserted in some
newspaper printed in said County,
once in each of three successive
weeks before the 23rd day of Febru-
ary, 2015.

The report states the purchase
price at the Foreclosure sale to be
\$63,357.28.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk
115905 (1-29,2-5,2-12)

LEGALS

File No. 14-PG-AL-2957

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O’Connell, Esquire
O’Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff

vs.

Gary J. Shay, and
Lynne A. Shay, and
Prince George’s County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

414 Goldleaf Ave.
Capitol Heights, MD 20743

Legal Description: LOTS 27.28 &
HALF OF LOT 29 EX STRIP AT
REAR 4,820.0000 SQ. FT. & IMPS.
CARMODY HILLS BLK V, 820.0000
SQ. FT. & IMPS. CARMODY HILLS
BLK V
Account ID: 18-2097772
Deed Ref.: 32498/00517
Assessed to: Shay, Gary J.,

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-00177**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George’s
County and described as:

414 Goldleaf Ave.
Capitol Heights, MD 20743

Legal Description: LOTS 27.28 &
HALF OF LOT 29 EX STRIP AT
REAR 4,820.0000 SQ. FT. & IMPS.
CARMODY HILLS BLK V, 820.0000
SQ. FT. & IMPS. CARMODY HILLS
BLK V
Account ID: 18-2097772
Deed Ref.: 32498/00517
Assessed to: Shay, Gary J.

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County;

ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George’s County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be
and appear in this Court by the 7th
day of April, 2015, and redeem the
Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116116 (2-12,2-19,2-26)

File No. 14-PG-AL-2903

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O’Connell, Esquire
O’Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff

vs.

Community Development Admin-
istration of the Maryland Depart-
ment of Housing and Community
Development, and
Prince George’s County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

309 Possum Ct.
Capitol Heights, MD 20743

Legal Description: TOWNHOUSES
PLAT 1 1,500,0000 Sq. Ft. & Imps.
Westhampton Townho Lot 33 Blk A
Account ID: 18-2086817
Deed Ref.: 33044/00017
Assessed to: Community Dev
Admin Md Dept Hsg Co.,

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-00178**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George’s
County and described as:

309 Possum Ct.
Capitol Heights, MD 20743

Legal Description: TOWNHOUSES
PLAT 1 1,500,0000 Sq. Ft. & Imps.
Westhampton Townho Lot 33 Blk A
Account ID: 18-2086817
Deed Ref.: 33044/00017
Assessed to: Community Dev
Admin Md Dept Hsg Co.

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County;

ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George’s County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be and
appear in this Court by the 7th day
of April, 2015, and redeem the Prop-
erty, and answer the Complaint, or
thereafter a final judgment will be
rendered foreclosing all rights of re-
demption in this Property and vest-
ing in the Plaintiff a title, free and
clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116117 (2-12,2-19,2-26)

File No. 14-PG-AL-3024

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O’Connell, Esquire
O’Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff

vs.

SHM Lenders,LLC, and
Charles M. Shryock, Jr., Lender, and
A. Stephen Conte, Trustee, and
Prince George’s County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

5433 Sheriff Rd.
Fairmount Heights, MD 20743

Legal Description: LOTS
306.307.308 EX PT TO CO COMM
CAE08-36406 W/TDT 2/3/09
12,406.0000 SQ. FT. & IMPS. SYL-
VAN VISTA BLK M
Account ID: 18-2056554
Deed Ref.: 31032/00388
Assessed to: SHM Lenders LLC,

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-00172**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George’s
County and described as:

5433 Sheriff Rd.
Fairmount Heights, MD 20743

Legal Description: LOTS
306.307.308 EX PT TO CO COMM
CAE08-36406 W/TDT 2/3/09
12,406.0000 SQ. FT. & IMPS. SYL-
VAN VISTA BLK M
Account ID: 18-2056554
Deed Ref.: 31032/00388
Assessed to: SHM Lenders LLC

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County;

ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George’s County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be
and appear in this Court by the 7th
day of April, 2015, and redeem the
Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116111 (2-12,2-19,2-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

McElvin M. Pope
2902 Kirtland Avenue
District Heights, MD 20747

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-27900**

Notice is hereby given this 10th
day of February, 2015 by the Circuit
Court for Prince George’s County,
that the sale of the Property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 10th day of March, 2015, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three suc-
cessive weeks before the 10th day of
March, 2015.

The Report of Sale states the
amount of the foreclosure sale price
to be \$120,000.00. The property sold
herein is known as 2902 Kirtland
Avenue, District Heights, MD
20747.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk
116287 (2-19,2-26,3-5)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Aaron E. Purvis
3016 North Dale Lane
Bowie, MD 20716

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 13-36416**

Notice is hereby given this 12th
day of February, 2015 by the Circuit
Court for Prince George’s County,
that the sale of the Property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 12th day of March, 2015, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three suc-
cessive weeks before the 12th day of
March, 2015.

The Report of Sale states the
amount of the foreclosure sale price
to be \$141,885.00. The property sold
herein is known as 3016 North Dale
Lane, Bowie, MD 20716.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk
116353 (2-19,2-26,3-5)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

EDWARD JENKINS

SERVE: 1522 5TH ST
LANHAM MD 20706

AND

DELORIS JENKINS

SERVE: 1522 5TH ST
LANHAM MD 20706

AND

CFNA RECEIVABLES (MD), INC
F/K/A CITIFINANCIAL, INC.

SERVE ON:
THE CORPORATION TRUST, IN-
CORPORATED, RESIDENT
AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

EDWARD S. COHN, TRUSTEE

SERVE:
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

STEPHEN N. GOLDBERG,
TRUSTEE

SERVE:
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

RICHARD E. SOLOMON,
TRUSTEE

SERVE:
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

LEGALS

File No. 14-PG-AL-2940

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O'Connell, Esquire
O'Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff

vs.

707 Opus, LLC, and
Santorini Capital, LLC, and
Brian P. Donegan, Trustee, and
William F. Leahy, Trustee, and
Prince George's County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George's County and known as:

707 Opus Ave.
Capitol Heights, MD 20743

Legal Description: LOTS 59.60
4,600.0000 SQ. FT. & IMPS. CAPI-
TOL HEIGHTS BLK 48
Account ID: 18-2004745
Deed Ref.: 34948/00391
Assessed to: 707 Opus LLC,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-00175**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George's
County and described as:

707 Opus Ave.
Capitol Heights, MD 20743

Legal Description: LOTS 59.60
4,600.0000 SQ. FT. & IMPS. CAPI-
TOL HEIGHTS BLK 48
Account ID: 18-2004745
Deed Ref.: 34948/00391
Assessed to: 707 Opus LLC

The Complaint states, among other
things, that the amounts necessary
for redemption have not been paid,
although more than six (6) months
from the date of sale has expired.
It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George's County;
ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George's County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be
and appear in this Court by the 7th
day of April, 2015, and redeem the
Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116114 (2-12-2-19,2-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

LISA KAYE LANDRUM
12107 Dove Circle
Laurel, MD 20708-3131

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 13-02224**

Notice is hereby given this 3rd
day of February, 2015 by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 12107 Dove Circle,
Laurel, MD 20708-3131, made and
reported by the Substitute Trustee,
will be RATIFIED AND CON-
FIRMED, unless cause to the con-
trary thereof be shown on or before
the 3rd day of March, 2015, pro-
vided a copy of this NOTICE be
inserted in some newspaper printed
in said County, once in each of three
successive weeks before the 3rd day
of March, 2015.
The report states the purchase
price at the Foreclosure sale to be
\$121,500.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk
116233 (2-12-2-19,2-26)

NOTICE

IN THE MATTER OF:
Michelle Martinez-Maldonado

FOR THE CHANGE OF
NAME TO:
Michelle Mimi Martinez-
Maldonado

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 15-02662**

A Petition has been filed to change
the name of Michelle Martinez-Mal-
donado to Michelle Mimi Martinez-
Maldonado.

The latest day by which an objec-
tion to the Petition may be filed is
March 16, 2015.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Maryland

116417 (2-26)

LEGALS

File No. 14-PG-AL-2938

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O'Connell, Esquire
O'Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff

vs.

Clarence N Bell, and
Mary A. Bell, and
Prince George's County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George's County and known as:

1000 Booker Dr.
Capitol Heights, MD 20743

Legal Description: 4,496.0000 Sq. Ft.
& Imps. Booker T Homes Lot 12 Blk
A
Account ID: 18-1990456
Deed Ref.: 01965/00533
Assessed to: Bell, Clarence N. and
Mary A.,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-00173**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George's
County and described as:

1000 Booker Dr.
Capitol Heights, MD 20743

Legal Description: 4,496.0000 Sq. Ft.
& Imps. Booker T Homes Lot 12 Blk
A
Account ID: 18-1990456
Deed Ref.: 01965/00533
Assessed to: Bell, Clarence N. and
Mary A.

The Complaint states, among other
things, that the amounts necessary
for redemption have not been paid,
although more than six (6) months
from the date of sale has expired.
It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George's County;
ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George's County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be
and appear in this Court by the 7th
day of April, 2015, and redeem the
Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116112 (2-12-2-19,2-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

SANDRA A. VAUGHN
827 Quade Street
Oxon Hill, MD 20745

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 13-17018**

Notice is hereby given this 11th
day of February, 2015 by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 827 Quade Street,
Oxon Hill, MD 20745, made and re-
ported by the Substitute Trustee,
will be RATIFIED AND CON-
FIRMED, unless cause to the con-
trary thereof be shown on or before
the 11th day of March, 2015, pro-
vided a copy of this NOTICE be
inserted in some newspaper printed
in said County, once in each of three
successive weeks before the 11th
day of March, 2015.
The report states the purchase
price at the Foreclosure sale to be
\$115,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk
116362 (2-19-2-26,3-5)

NOTICE

IN THE MATTER OF:
Ashley M Jaff

FOR THE CHANGE OF
NAME TO:
Maxline Anwi-Etin Acobta

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 15-01402**

A Petition has been filed to change
the name of (Minor Child) Ashley M
Jaff to Maxline Anwi-Etin Acobta.

The latest day by which an objec-
tion to the Petition may be filed is
March 16, 2015.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Maryland

116419 (2-26)

LEGALS

File No. 14-PG-AL-2980

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O'Connell, Esquire
O'Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff

vs.

Sybil Covington, and
Prince George's County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George's County and known as:

2825 Forest Run Dr.
District Heights, MD 20747

Legal Description: 6,747.0000 Sq. Ft.
& Imps. The Avenue At Fore
Account ID: 06-3811619
Deed Ref.: 34238/00001
Assessed to: Covington, Sybil,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-00180**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George's
County and described as:

2825 Forest Run Dr.
District Heights, MD 20747

Legal Description: 6,747.0000 Sq. Ft.
& Imps. The Avenue At Fore
Account ID: 06-3811619
Deed Ref.: 34238/00001
Assessed to: Covington, Sybil

The Complaint states, among other
things, that the amounts necessary
for redemption have not been paid,
although more than six (6) months
from the date of sale has expired.
It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George's County;
ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George's County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be
and appear in this Court by the 7th
day of April, 2015, and redeem the
Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116119 (2-12-2-19,2-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Tania Hampton,
Personal Representative for the Es-
tate of Janice M. McKutchin
1024 Fairford Way
Capitol Heights, MD 20743

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-02308**

Notice is hereby given this 12th
day of February, 2015 by the Circuit
Court for Prince George's County,
that the sale of the Property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 12th day of March, 2015, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George's
County, once in each of three succe-
ssive weeks before the 12th day of
March, 2015.
The Report of Sale states the
amount of the foreclosure sale price
to be \$154,177.05. The property sold
herein is known as 1024 Fairford
Way, Capitol Heights, MD 20743.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk
116357 (2-19-2-26,3-5)

NOTICE

IN THE MATTER OF:
Josue Alexis Galdamez Pereira

FOR THE CHANGE OF
NAME TO:
Josue Alexis Barillas Galdamez

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 15-03348**

A Petition has been filed to change
the name of (Minor Child) Josue
Alexis Galdamez Pereira to Josue
Alexis Barillas Galdamez.

The latest day by which an objec-
tion to the Petition may be filed is
March 16, 2015.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Maryland

116421 (2-26)

NOTICE

IN THE MATTER OF:
Paule-Vanessa Tamawa Nya

FOR THE CHANGE OF
NAME TO:
Vanessa Nya

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 15-03345**

A Petition has been filed to change
the name of Paule-Vanessa Tamawa
Nya to Vanessa Nya.

The latest day by which an objec-
tion to the Petition may be filed is
March 16, 2015.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Maryland

116422 (2-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3507 UPSHUR STREET
BRENTWOOD, MARYLAND 20722

By virtue of the power and authority contained in a Deed of Trust from Timothy M. Jones aka Timothy Jones, dated June 27, 2007, and recorded in Liber 28221 at folio 529 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

MARCH 3, 2015
AT 9:03 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County Co., 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 \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-41930)

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

116136(2-12,2-19,2-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

16232 LIVINGSTON ROAD
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Beulah Eloise Liddell, dated October 9, 2002 and recorded in Liber 16368, Folio 710 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$176,900.00, and an original interest rate of 7.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 10, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment.Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

116311(2-19,2-26,3-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

4002 BISHOPMILL DRIVE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Dierdre S. Andrews, dated February 13, 2007, and recorded in Liber 27429 at folio 721 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

MARCH 3, 2015
AT 9:04 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County Co., 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 \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-601488)

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

116137(2-12,2-19,2-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

7619 COVENT GARDENS COURT
HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Debra L. Minor, dated October 29, 2010 and recorded in Liber 32439, Folio 161 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,000.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 3, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment.Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

116150(2-12,2-19,2-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

12705 LIVE OAK PLACE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Mohammed S. Sankoh and Dovia E. Thomas, dated March 28, 2007, and recorded in Liber 27725 at folio 132 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

MARCH 3, 2015
AT 9:05 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2009-04171)

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

116138(2-12,2-19,2-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

9906 CHESSINGTON WAY
MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Franklin O. Olagbaju, dated August 30, 2007 and recorded in Liber 28648, Folio 67 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded in the Land Records of Prince George's County at Liber No. 36171, Folio 103, on July 18, 2014, with an original principal balance of \$600,000.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 3, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$78,000.00 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. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment.Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

116151(2-12,2-19,2-26)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LILLIAN MICKENS

Notice is given that Barbara Mickens-Alajiki, whose address is 1705 Torrance Ave, Capitol Heights, MD 20743 was on January 30, 2015 appointed personal representative of the estate of Lillian Mickens who died on November 29, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of July, 2015.

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

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

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

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

BARBARA MICKENS-ALAJIKI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 98652
(2-12,2-19,2-26)
116240

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HERBERT E CEDAR

Notice is given that David Cedar, whose address is 5806 Blackhawk Drive, Forest Heights, MD 20745 was on January 1, 2015 appointed personal representative of the estate of Herbert E Cedar who died on March 28, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of July, 2015.

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

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

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

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

DAVID CEDAR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 96385
(2-12,2-19,2-26)
116184

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

17223 BROOKMEADOW LANE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Kevin Sykes and Toya Henry, dated March 28, 2005, and recorded in Liber 22085 at folio 730 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

MARCH 10, 2015
AT 9:11 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-25207)

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

116322 (2-19,2-26,3-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

524 CLOVIS AVENUE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Elizabeth Holmon, dated September 3, 2004 and recorded in Liber 21726, Folio 599 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$103,000.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 10, 2015 AT 11:00 AM.

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

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

Terms of Sale: 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. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

116309 (2-19,2-26,3-5)

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

1508 JARVIS AVE.
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated December 2, 2005 and recorded in Liber 24830, Folio 132 among the Land Records of Prince George's Co., MD, with an original principal balance of \$213,000.00 and an original interest rate of 5.750% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2015 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

116389 (2-26,3-5,3-12)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

10707 ASTORIA DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Iesha K. Brewster-Young and Dedan Young, dated November 22, 2006 and recorded in Liber 27651, Folio 459, and re-recorded in Liber 32510, Folio 522 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$176,000.00, and an original interest rate of 8.950%, 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 MARCH 10, 2015 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

116310 (2-19,2-26,3-5)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

3331 HUNTLEY SQUARE DRIVE C-2
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Brian A. Holmes, dated December 4, 2009 and recorded in Liber 31267, Folio 198 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$140,845.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 10, 2015 AT 11:00 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

116308 (2-19,2-26,3-5)

LEGALS

File No. 14-PG-AL-2941

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O’Connell, Esquire
O’Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff
vs.

Charles F. Colbert, Jr., and
Rose M. Colbert, and
Elizabeth M. Colbert, and
FinanceAmerica, Corp., and
Suburban Trust Company, and
A & C Builders, Inc., Trustee, and
Edward S. Cohn, Trustee, and
F. Ira Wheatley, Trustee, and
Donald F. Wood, Trustee, and
Prince George’s County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

501 Birchleaf Ave.
Capitol Heights, MD 20743

Legal Description: LOTS 39.40
4,000.0000 Sq. Ft. & Imps. Carmody
Hills Blk A
Account ID: 18-2006435
Deed Ref.: 03248 / 00263
Assessed to: Colbert, Charles F. Jr. &
Rose M. Eta.,

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-00181**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George’s
County and described as:

501 Birchleaf Ave.
Capitol Heights, MD 20743

Legal Description: LOTS 39.40
4,000.0000 Sq. Ft. & Imps. Carmody
Hills Blk A
Account ID: 18-2006435
Deed Ref.: 03248 / 00263
Assessed to: Colbert, Charles F. Jr. &
Rose M. Eta.

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County;

ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George’s County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be
and appear in this Court by the 7th
day of April, 2015, and redeem the
Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116120 (2-12,2-19,2-26)

File No. 14-PG-AL-2937

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O’Connell, Esquire
O’Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff
vs.

Frimpong Manso, and
Felicia F. Manso, and
Mortgage America, Inc., and
FinanceAmerica, Corp., and
Edward A. Bohannon, Trustee, and
M. Robert Kerr, Trustee, and
Edward S. Cohn, Trustee, and
A & C Builders, Inc., Trustee, and
Prince George’s County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

4503 39th St.
Brentwood, MD 20722

Legal Description: 8,030.0000 Sq.
Ft. & Imps. Brentwood-rogers &
Lot 26 Blk EYE
Account ID: 17-1869031
Deed Ref.: 05192 / 00191
Assessed to: Manso, Frimpong &
Felicia F.,

Defendants

**In the Circuit Court for
Prince George’s County, Mary-
land
Civil Division
CAE 15-00185**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George’s
County and described as:

4503 39th St.
Brentwood, MD 20722

Legal Description: 8,030.0000 Sq.
Ft. & Imps. Brentwood-rogers &
Lot 26 Blk EYE
Account ID: 17-1869031
Deed Ref.: 05192 / 00191
Assessed to: Manso, Frimpong &
Felicia F.

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County;

ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George’s County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be and
appear in this Court by the 7th day
of April, 2015, and redeem the Prop-
erty, and answer the Complaint, or
thereafter a final judgment will be
rendered foreclosing all rights of re-
demption in this Property and vest-
ing in the Plaintiff a title, free and
clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116124 (2-12,2-19,2-26)

File No. 14-PG-AL-2998

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O’Connell, Esquire
O’Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff
vs.

Ronaldo Gutierrez, and
Prince George’s County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

7316 Leona St.
District Heights, MD 20747

Legal Description: 7,000.0000 Sq. Ft.
& Imps. Sherwood Lot 21
Account ID: 06-0487538
Deed Ref.: 33019 / 00001
Assessed to: Gutierrez, Ronaldo,

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-00183**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George’s
County and described as:

7316 Leona St.
District Heights, MD 20747

Legal Description: 7,000.0000 Sq. Ft.
& Imps. Sherwood Lot 21
Account ID: 06-0487538
Deed Ref.: 33019 / 00001
Assessed to: Gutierrez, Ronaldo

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County;

ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George’s County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be
and appear in this Court by the 7th
day of April, 2015, and redeem the
Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116122 (2-12,2-19,2-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Janice D. McCain
6031 Cedar Post Drive
District Heights, MD 20747

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-27700**

Notice is hereby given this 12th
day of February, 2015 by the Circuit
Court for Prince George’s County,
that the sale of the Property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 12th day of March, 2015, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
sive weeks before the 12th day of
March, 2015.

The Report of Sale states the
amount of the foreclosure sale price
to be \$142,450.00. The property sold
herein is known as 6031 Cedar Post
Drive, District Heights, MD 20747.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk
116351 (2-19,2-26,3-5)

File No. 14-PG-AL-2944

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O’Connell, Esquire
O’Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff
vs.

6205 Lee Place, LLC, and
Santorini Capital, LLC, and
Brian P. Donegan, Trustee, and
William F. Leahy, Trustee, and
Prince George’s County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

6205 Lee Pl.
Capitol Heights, MD 20743

Legal Description: LOTS 72.74 76.78
LOT 80 15,625.0000 SQ. FT. & IMPS.
CEDAR HEIGHTS
Account ID: 18-2043917
Deed Ref.: 34727 / 00514
Assessed to: 6205 Lee Place LLC,

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-00184**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George’s
County and described as:

6205 Lee Pl.
Capitol Heights, MD 20743

Legal Description: LOTS 72.74 76.78
LOT 80 15,625.0000 SQ. FT. & IMPS.
CEDAR HEIGHTS
Account ID: 18-2043917
Deed Ref.: 34727 / 00514
Assessed to: 6205 Lee Place LLC

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County;

ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George’s County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be
and appear in this Court by the 7th
day of April, 2015, and redeem the
Property, and answer the Com-
plaint, or thereafter a final judgment
all rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116123 (2-12,2-19,2-26)

File No. 14-PG-AL-2913

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O’Connell, Esquire
O’Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff
vs.

William Davis, and
Argent Mortgage Company, LLC, and
Valorie Kacherian, Trustee, and
Prince George’s County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

6901 Forest Ter.
Landover, MD 20785

Legal Description: 3,041.0000 Sq. Ft.
& Imps. Kent Village Lot 86 Blk H
Account ID: 13-1398486
Deed Ref.: 26105 / 00490
Assessed to: Davis, William,

Defendants

**In the Circuit Court for
Prince George’s County, Mary-
land
Civil Division
CAE 15-00182**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George’s
County and described as:

6901 Forest Ter.
Landover, MD 20785

Legal Description: 3,041.0000 Sq. Ft.
& Imps. Kent Village Lot 86 Blk H
Account ID: 13-1398486
Deed Ref.: 26105 / 00490
Assessed to: Davis, William

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County;

ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George’s County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-

ested in the said properties to be and
appear in this Court by the 7th day
of April, 2015, and redeem the Prop-
erty, and answer the Complaint, or
thereafter a final judgment will be
rendered foreclosing all rights of re-
demption in this Property and vest-
ing in the Plaintiff a title, free and
clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116121 (2-12,2-19,2-26)

File No. 14-PG-AL-3012

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O’Connell, Esquire
O’Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff
vs.

Thomas L. Douglass, and
Mary Polly Douglass, and
Cameron-Brown Company, and
Bank of America, N.A., and
Betty-Lou L. Almgren, Trustee, and
Stacy B. Vereen, Trustee, and
PRLAP, Inc., Trustee, and
Prince George’s County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

6200 Terrence Dr.
Clinton, MD 20735

Legal Description: 15,178.0000 Sq.
Ft. & Imps. Waldon Woods- Lot 6
Blk N
Account ID: 09-0848119
Deed Ref.: 04294 / 00977
Assessed to: Douglass, Thomas L. &
Mary P.,

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-00187**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George’s
County and described as:

6200 Terrence Dr.
Clinton, MD 20735

Legal Description: 15,178.0000 Sq.
Ft. & Imps. Waldon Woods- Lot 6
Blk N
Account ID: 09-0848119
Deed Ref.: 04294 / 00977
Assessed to: Douglass, Thomas L. &
Mary P.

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County;

ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George’s County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be
and appear in this Court by the 7th
day of April, 2015, and redeem the
Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116126 (2-12,2-19,2-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Renee L. Payne
Aka Renee Payne
3136 Brinkley Road Unit 303
Temple Hills, MD 20748

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-25638**

Notice is hereby given this 12th
day of February, 2015 by the Circuit
Court for Prince George’s County,
that the sale of the Property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 12th day of March, 2015, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
sive weeks before the 12th day of
March, 2015.

The Report of Sale states the
amount of the foreclosure sale price
to be \$120,622.16. The property sold
herein is known as 3136 Brinkley
Road Unit 303, Temple Hills, MD
20748.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Sydney J. Harrison, Clerk
116352 (2-19,2-26,3-5)

File No. 14-PG-AL-2962

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O’Connell, Esquire
O’Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff
vs.

Frank Stewart, and
Prince George’s County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

6221 Foote St.
Capitol Heights, MD 20743

Legal Description: (03 EAI-X TRS)
8,902.0000 Sq. Ft. & Imps.
Account ID: 18-2112209
Deed Ref.: 24577 / 079
Assessed to: Stewart, Frank,

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-00188**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George’s
County and described as:

6221 Foote St.
Capitol Heights, MD 20743

Legal Description: (03 EAI-X TRS)
8,902.0000 Sq. Ft. & Imps.
Account ID: 18-2112209
Deed Ref.: 24577 / 079
Assessed to: Stewart, Frank

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

It is thereupon this 2nd day of Feb-
ruary, 2015, by the Circuit Court for
Prince George’s County;

ORDERED, that notice be given by
the insertion of a copy of this Order
in a newspaper having general cir-
culation in Prince George’s County
once a week for three (3) successive
weeks, before the 27th day of Febru-
ary, 2015, warning all persons inter-
ested in the said properties to be
and appear in this Court by the 7th
day of April, 2015, and redeem the
Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
116127 (2-12,2-19,2-26)

File No. 14-PG-AL-2932

ORDER OF PUBLICATION

ATCF II Maryland LLC
C/o William M. O’Connell, Esquire
O’Connell, Doyle & Lewis, LLC
6701 Democracy Blvd., Suite 300
Bethesda, MD 20817
Tel. (301) 571-2450

Plaintiff
vs.

Timothy Brown, and
Barbara Brown, and
Greenprop, Inc., and
Greenpoint Mortgage Funding, Inc.,
and
AS Peleus, LLC, and
Aaron Bean, Trustee, and
Shaun Bean, Trustee, and
Suellen Wohlfarth, Trustee, and
Prince George’s County, Maryland

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

9801 Greenbelt Rd., Unit D
Lanham Seabrook, MD 20706

Legal Description: 3,226.0000 Sq. Ft.
& Imps. Greenbelt Office C
Account ID: 14-1667203
Deed Ref.: 22029 / 00554
Assessed to: Brown, Timothy & Bar-
bara,

LEGALS

Law Offices
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
Attorneys and Counselors At Law
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852
Telephone 301-738-7657
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**
Improved by premises known as
147 W. Farmington Road, Accokeek, MD 20607

By virtue of the power and authority contained in a Deed of Trust from PROVIDENCE GLOBAL DESIGN BUILD, LLC, A VIRGINIA LIMITED COMPANY C/O HERBERT OSCAR GILL, JR., SOLE MEMBER AND MANAGING MEMBER dated September 13, 2013 and recorded in Liber 35258 at Folio 239 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, MARCH 3, 2015
AT 3:00 P.M.

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

All that certain parcel of land situate, lying and being in Prince George's County, State of Maryland, being Lot Numbered Eleven (11) in Block Lettered "A", in the Subdivision known as "Calvert Manor", as per plat recorded in Plat Book No. 12, Plat 82, one of the Land Records of Prince George's County.

Subject to a Right-of-Way to the Chesapeake and Potomac Telephone Company, as recorded in Liber 113, Folio 119, one of the Land Records of said County; and subject to a right-of-way to the Southern Maryland Electric Corporation, as recorded in Liber 971, folio 328 and Liber 982, folio 295, one of the land Records of said County.

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

TERMS OF SALE: A deposit of \$12,000 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 22% 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

AUCTIONEERS
Brenda J. DiMarco
14804 Main Street
Upper Marlboro, MD 20772
Tel: (301) 627-1002

116132 (2-12,2-19,2-26)

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

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

**5516 TROUT RUN ROAD
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Christina Dukes, dated August 31, 2006, and recorded in Liber 25932 at folio 458 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 Duvall Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 10, 2015
AT 9:03 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43784)

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

116316 (2-19,2-26,3-5)

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**

**4101 WOODROW LA.
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated May 24, 2006 and recorded in Liber 25353, Folio 270 among the Land Records of Prince George's Co., MD, with an original principal balance of \$294,750.00 and an original interest rate of 7.950% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duvall Wing entrance, located on Main St.), on

MARCH 17, 2015 AT 10:58 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$49,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

116379 (2-26,3-5,3-12)

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**

**8708 ASHBY CT.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated June 25, 2007 and recorded in Liber 28247, Folio 656 among the Land Records of Prince George's Co., MD, with an original principal balance of \$600,000.00 and an original interest rate of 6.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duvall Wing entrance, located on Main St.), on

MARCH 17, 2015 AT 11:00 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$74,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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Substitute Trustees

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

116381 (2-26,3-5,3-12)

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**

**909 QUIETVIEW DR.
I/R/T/A 909 QUIET VIEW DR.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated November 17, 2005 and recorded in Liber 24063, Folio 400 among the Land Records of Prince George's Co., MD, with an original principal balance of \$192,000.00 and an original interest rate of 3.8% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duvall Wing entrance, located on Main St.), on

MARCH 17, 2015 AT 10:59 AM

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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908 YORK RD., TOWSON, MD 21204
410-828-4838

116380 (2-26,3-5,3-12)

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**

**6501 CLEARFIELD CT.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated December 28, 2004 and recorded in Liber 21491, Folio 600 among the Land Records of Prince George's Co., MD, with an original principal balance of \$267,000.00 and an original interest rate of 1.64% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duvall Wing entrance, located on Main St.), on

MARCH 17, 2015 AT 11:01 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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116382 (2-26,3-5,3-12)

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