

LEGALS

PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS

RENEWAL PROTEST
NOTICE OF PUBLIC
HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Sections 10-401 and 10-302 of Article 2B of the Annotated Code of Maryland a Protest against the 2015 – 2016 Renewal of the Class B(R), Beer, Wine and Liquor License for t/a Eddie Leonard’s Restaurant has been filed. Pursuant to Section 10-302 a Protest Public Hearing will be held for the following licensed establishment.

t/a Eddie Leonard’s Restaurant
Class B(R), Beer, Wine and Liquor
License
7122 Temple Hills LLC
7122 Temple Hills Road
Camp Springs, Maryland 20748
Mei Chen, President/
Secretary/Treasurer

The Protest Hearing will be held on:

April 8th, 2015
7:00 p.m.
County Service Building
Hearing Room 200
5012 Rhode Island Avenue
Hyattsville, MD 20781

Testimony either for or against the licensed premises will be accepted at the hearing. Additional information can be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
Administrative Assistant
March 16, 2015

116683 (3-19,3-26)

PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS

RENEWAL PROTEST
NOTICE OF PUBLIC
HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Sections 10-401 and 10-302 of Article 2B of the Annotated Code of Maryland a Protest against the 2015 – 2016 Renewal of the Class B(R), Beer, Wine and Liquor for t/a Mustang’s has been filed. Pursuant to Section 10-302 a Protest Public Hearing will be held for the following licensed establishment.

t/a Mustang’s
Class B(R), Beer, Wine and Liquor
License
Double Cork, Inc.
2430 Chillum Road
Hyattsville, Maryland 20782
James Cary,
President/Secretary/Treasurer

The Protest Hearing will be held on:

April 1st, 2015
7:00 p.m.
County Service Building
Hearing Room 200
5012 Rhode Island Avenue
Hyattsville, MD 20781

Testimony either for or against the licensed premises will be accepted at the hearing. Additional information can be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
Administrative Assistant
March 16, 2015

116690 (3-19,3-26)

PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS

RENEWAL PROTEST
NOTICE OF PUBLIC
HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Sections 10-401 and 10-302 of Article 2B of the Annotated Code of Maryland a Protest against the 2015 – 2016 Renewal of the Class B+, Beer, Wine and Liquor License for t/a Strick’s Restaurant has been filed. Pursuant to Section 10-302 a Protest Public Hearing will be held for the following licensed establishment.

t/a Strick’s Restaurant
Class B+, Beer, Wine and Liquor
License
Strick’s Inc.
3211 Branch Avenue
Silver Hill, Maryland 20748
Giles Fletcher II, President
Bernadette F. Johnson, Vice
President/Secretary/Treasurer

The Protest Hearing will be held on:

April 8th, 2015
7:00 p.m.
County Service Building
Hearing Room 200
5012 Rhode Island Avenue
Hyattsville, MD 20781

Testimony either for or against the licensed premises will be accepted at the hearing. Additional information can be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
Administrative Assistant
March 16, 2015

116684 (3-19,3-26)

PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS

RENEWAL PROTEST
NOTICE OF PUBLIC
HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Sections 10-401 and 10-302 of Article 2B of the Annotated Code of Maryland a Protest against the 2015 – 2016 Renewal of the Class B+, Beer, Wine and Liquor for t/a M.C. Spirits has been filed. Pursuant to Section 10-302 a Protest Public Hearing will be held for the following licensed establishment.

t/a M.C. Spirits
Class B+, Beer, Wine and Liquor
License
EINS Management, LLC
7568 Annapolis Road
Lanham, Maryland 20784
Min Choi, Managing Member

The Protest Hearing will be held on:

April 1st, 2015
7:00 p.m.
County Service Building
Hearing Room 200
5012 Rhode Island Avenue
Hyattsville, MD 20781

Testimony either for or against the licensed premises will be accepted at the hearing. Additional information can be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
Administrative Assistant
March 16, 2015

116687 (3-19,3-26)

LEGALS

PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS

RENEWAL PROTEST
NOTICE OF PUBLIC
HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Sections 10-401 and 10-302 of Article 2B of the Annotated Code of Maryland a Protest against the 2015 – 2016 Renewal of the Class B(R), Beer, Wine and Liquor License for t/a Crab Café has been filed. Pursuant to Section 10-302 a Protest Public Hearing will be held for the following licensed establishment.

t/a Crab Café
Class B(R), Beer, Wine and Liquor
License
Hong Ventures, LLC
3330 Naylor Road
Temple Hills, Maryland 20748
Yong Ja Hong, Member-Manager

The Protest Hearing will be held on:

April 8th, 2015
7:00 p.m.
County Service Building
Hearing Room 200
5012 Rhode Island Avenue
Hyattsville, MD 20781

Testimony either for or against the licensed premises will be accepted at the hearing. Additional information can be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
Administrative Assistant
March 16, 2015

116685 (3-19,3-26)

PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS

RENEWAL PROTEST
NOTICE OF PUBLIC
HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Sections 10-401 and 10-302 of Article 2B of the Annotated Code of Maryland a Protest against the 2015 – 2016 Renewal of the Class B+, Beer, Wine and Liquor for t/a Mile High Restaurant has been filed. Pursuant to Section 10-302 a Protest Public Hearing will be held for the following licensed establishment.

t/a Mile High Restaurant
Class B+, Beer, Wine and Liquor
License
KO-ME, LLC
6420 Aaron Lane
Clinton, Maryland 20735
Victorina Navarrete, Member/
Resident Agent

The Protest Hearing will be held on:

April 1st, 2015
7:00 p.m.
County Service Building
Hearing Room 200
5012 Rhode Island Avenue
Hyattsville, MD 20781

Testimony either for or against the licensed premises will be accepted at the hearing. Additional information can be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
Administrative Assistant
March 16, 2015

116691 (3-19,3-26)

PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS

RENEWAL PROTEST
NOTICE OF PUBLIC
HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Sections 10-401 and 10-302 of Article 2B of the Annotated Code of Maryland a Protest against the 2015 – 2016 Renewal of the Class B+, Beer, Wine and Liquor License for t/a Fairwood Café/Wine and Spirits has been filed. Pursuant to Section 10-302 a Protest Public Hearing will be held for the following licensed establishment.

t/a Fairwood Café/Wine and
Spirits
Class B+, Beer, Wine and Liquor
License
Fairwoods Restaurant LLC
12420 Fairwood Parkway
Suite C
Glenn Dale, Maryland 20720
Jane T. Nixon, Managing Member
Mary J. Barry, Resident Agent

The Protest Hearing will be held on:

April 8th, 2015
7:00 p.m.
County Service Building
Hearing Room 200
5012 Rhode Island Avenue
Hyattsville, MD 20781

Testimony either for or against the licensed premises will be accepted at the hearing. Additional information can be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
Administrative Assistant
March 16, 2015

116686 (3-19,3-26)

PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS

RENEWAL PROTEST
NOTICE OF PUBLIC
HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Sections 10-401 and 10-302 of Article 2B of the Annotated Code of Maryland a Protest against the 2015 – 2016 Renewal of the Class B(R), Beer and Wine License for t/a House of Lee Restaurant has been filed. Pursuant to Section 10-302 a Protest Public Hearing will be held for the following licensed establishment.

t/a House of Lee Restaurant
Class B(R), Beer and Wine License
House of Lee, Inc.
6401 Maxwell Drive
Camp Springs, Maryland 20735
San Long Tse, President/
Secretary/Treasurer

The Protest Hearing will be held on:

April 1st, 2015
7:00 p.m.
County Service Building
Hearing Room 200
5012 Rhode Island Avenue
Hyattsville, MD 20781

Testimony either for or against the licensed premises will be accepted at the hearing. Additional information can be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
Administrative Assistant
March 16, 2015

116689 (3-19,3-26)

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George’s County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Road Resurfacing and Related Improvements in Councilmanic Districts - 5 Contracts Contract Number 910-H (E) will be received until April 17, 2015, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of Seventy-five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on March 23, 2015, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George’s County, Maryland.

2. The proposed contract consists of one (1) Bid Package with Proposal Forms for five (5) Groups, A, B, C, D and E. The bidders are required to fill-in and submit all five (5) Proposals with their bid package to be qualified for the award of only one (1) contract out of the five (5) proposals. The estimated value of Groups A, B, C, D and E is classified with the letter designation “E”, in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved for each Group are as follows:

Group A:		
QUANTITY	UNIT	DESCRIPTION
8,500	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
8,500	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
6,000	SY	Full Depth Patching
120,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
5,000	SY	Residential and Commercial Driveway Entrances
12,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
12,000	LF	5 Inch White Thermoplastic Pavement Marking
22,500	LF	Remove and Replace Concrete Curb and Gutter
45,000	SF	Remove and Replace Concrete Sidewalk

Group B:		
QUANTITY	UNIT	DESCRIPTION
9,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
9,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
15,000	SY	Full Depth Patching
100,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
3,650	SY	Residential and Commercial Driveway Entrances
5,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
5,000	LF	5 Inch White Thermoplastic Pavement Marking
12,000	LF	Remove and Replace Concrete Curb and Gutter
30,500	SF	Remove and Replace Concrete Sidewalk

Group C:		
QUANTITY	UNIT	DESCRIPTION
5,500	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
5,500	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
3,500	SY	Full Depth Patching
40,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
1,150	SY	Residential and Commercial Driveway Entrances
3,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
3,000	LF	5 Inch White Thermoplastic Pavement Marking
9,500	LF	Remove and Replace Concrete Curb and Gutter
15,000	SF	Remove and Replace Concrete Sidewalk

Group D:		
QUANTITY	UNIT	DESCRIPTION
8,500	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
8,500	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
10,500	SY	Full Depth Patching
95,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
5,250	SY	Residential and Commercial Driveway Entrances
7,500	LF	5 Inch Yellow Thermoplastic Pavement Marking
7,500	LF	5 Inch White Thermoplastic Pavement Marking
18,500	LF	Remove and Replace Concrete Curb and Gutter
36,000	SF	Remove and Replace Concrete Sidewalk

Group E:		
QUANTITY	UNIT	DESCRIPTION
8,400	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
8,400	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
12,500	SY	Full Depth Patching
85,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
3,000	SY	Residential and Commercial Driveway Entrances
12,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
12,000	LF	5 Inch White Thermoplastic Pavement Marking
12,000	LF	Remove and Replace Concrete Curb and Gutter
45,000	SF	Remove and Replace Concrete Sidewalk

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Road Resurfacing and Related Improvements in Councilmanic Districts – 5 Contracts Contract Number 910-H (E)".

4. A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on April 3, 2015, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

5. This project requires 40% MBE subcontracting.

- By Authority of -
Rushern L. Baker, III
County Executive

116682 (3-19,3-26,4-2)

The Prince
George’s Post
Call 301-627-0900
or
Fax 301-627-6260
Your Newspaper of Legal
Record

LEGALS

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

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

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

**2811 LAKEHURST AVENUE
FORESTVILLE, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Arlene D Taliaferro and George A Nock, dated May 15, 1998, and recorded in Liber 12282 at folio 699 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 24, 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 \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 2013-39411)

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

116552 (3-5,3-12,3-19)

LEGALS

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

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

**9700 SOUTH SHUTTLE CT.
A/R/T/A 9700 SHUTTLE CT. SOUTH
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated May 17, 2005 and recorded in Liber 22145, Folio 103 among the Land Records of Prince George's Co., MD, with an original principal balance of \$306,000.00 and an original interest rate of 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

APRIL 7, 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 \$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

116645 (3-19,3-26,4-2)

LEGALS

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

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

**1675 TULIP AVENUE
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Daniel M Strickland, dated September 11, 2008, and recorded in Liber 30163 at folio 001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 7, 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 2012-27926)

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

116635 (3-19,3-26,4-2)

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**

**12712 KESWICK LA.
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated October 27, 2005 and recorded in Liber 23795, Folio 102 and re-recorded in Liber 33153, Folio 30 among the Land Records of Prince George's Co., MD, with an original principal balance of \$315,000.00 and an original interest rate of 6.8500% 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

APRIL 7, 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 \$41,000 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

116646 (3-19,3-26,4-2)

LEGALS

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

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

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

**7408 GRANGE HALL DRIVE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Elisa D Brown, dated December 23, 2006, and recorded in Liber 26810 at folio 190 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

APRIL 7, 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.85% 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 # 2010-07540)

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

116636 (3-19,3-26,4-2)

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**

**10403 FOREST LAKE TERR.
BOWIE A/R/T/A MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated November 28, 1988 and recorded in Liber 7164, Folio 578 among the Land Records of Prince George's Co., MD, with an original principal balance of \$200,950.00 and an original interest rate of 7.75% 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

APRIL 7, 2015 AT 11:02 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 \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

116647 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

15506 CHADDSFORD LAKE DRIVE
BRANDYWINE, MARYLAND 20613

THIS PROPERTY WILL BE SOLD SUBJECT TO A DECLARATION OF A FRONT FOOT BENEFIT RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY AT LIBER 30903 AND FOLIO 093. THE DEFERRED WATER & SEWER CHARGE OF \$300 PER YEAR PAYABLE ON MARCH 15th for 23 YEARS.

By virtue of the power and authority contained in a Deed of Trust from Carla D Hairston, dated August 10, 2009, and recorded in Liber 30903 at folio 093 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 31, 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 \$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 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 # 2013-36969)

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
116495 (3-12,3-19,3-26)

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

3210 CHERRY MILL DR.
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated November 30, 2006 and recorded in Liber 27028, Folio 437 among the Land Records of Prince George's Co., MD, with an original principal balance of \$416,999.00 and an original interest rate of 5.875% 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 31, 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 \$53,000 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
116506 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

10504 KEEPSAKE LANE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Chrispina S. Wray and David M. Hooks, dated June 11, 2004, and recorded in Liber 20061 at folio 510 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 31, 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 \$39,000.00 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 # 2013-40177)

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
116493 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

4806 COWSLIP CT.
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated March 24, 2006 and recorded in Liber 24736, Folio 292 among the Land Records of Prince George's Co., MD, with an original principal balance of \$231,200.00 and an original interest rate of 7.40000% 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 31, 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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
116507 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

908 EAST MEADOWS COURT
OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Maurice Green and Stanley M Green aka Stanley Green, dated March 25, 2008, and recorded in Liber 29743 at folio 528 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 31, 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 \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-37546)

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
116494 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

1800 DREXEL ST., UNIT #15 A/R/T/A UNIT #206
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated January 29, 2007 and recorded in Liber 27283, Folio 152 among the Land Records of Prince George's Co., MD, with an original principal balance of \$96,000.00 and an original interest rate of 10.550% 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 31, 2015 AT 10:57 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered Fifteen (15) in Building Lettered "B" in Section II, in Roggs Hill Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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
116508 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

1904 BORDER DR.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated May 22, 2007 and recorded in Liber 28242, Folio 674 among the Land Records of Prince George's Co., MD, with an original principal balance of \$289,600.00 and an original interest rate of 2.00000% 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 24, 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 \$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

116444 (3-5,3-12,3-19)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6508 OSBORN ROAD
HYATTSVILLE, MARYLAND 20784

This property will be sold subject to front foot benefit charges of the Washington Suburban Sanitary Commission subsequent to December 31, 2005, per Title Policy.

By virtue of the power and authority contained in a Deed of Trust from Adrienne M Mason fka Adrienne M Harvey Wilson, dated March 10, 2006, and recorded in Liber 29142 at folio 128 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 31, 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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-27362)

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

116492 (3-12,3-19,3-26)

The Prince George’s Post
Serving Prince George’s County
301.627.0900

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

14308 DRIFTWOOD RD.
BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated September 26, 2006 and recorded in Liber 26410, Folio 105 and re-recorded in Liber 30866, Folio 146 among the Land Records of Prince George's Co., MD, with an original principal balance of \$767,000.00 and an original interest rate of 2.875% 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

APRIL 7, 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 \$114,000 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

116648 (3-19,3-26,4-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

4003 WINDFLOWER WAY
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from David E. Wurster, dated April 26, 2004 and recorded in Liber 20475, Folio 722 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$264,700.00, 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 24, 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

116435 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

3801 DUNHILL CT.
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated April 10, 2006 and recorded in Liber 26350, Folio 379 among the Land Records of Prince George's Co., MD, with an original principal balance of \$782,464.00 and an original interest rate of 9.20000% 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

APRIL 7, 2015 AT 11:05 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 \$78,000 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

116650 (3-19,3-26,4-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

9504 SHOAL COURT
CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from Ett-rina C. Vanzego, dated April 11, 2008 and recorded in Liber 29626, Folio 633 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$401,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 24, 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 \$42,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

116436 (3-5,3-12,3-19)

LEGALS

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

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

**12501 CASWELL LA.
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated November 22, 2004 and recorded in Liber 21060, Folio 609 among the Land Records of Prince George's Co., MD, with an original principal balance of \$186,000.00 and an original interest rate of 8.800% 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

APRIL 7, 2015 AT 11:06 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 \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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

116651 (3-19,3-26,4-2)

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

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

**114 ONONDAGA DRIVE
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Delicia M. Gray, dated August 9, 2010 and recorded in Liber 32041, Folio 007 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$95,603.00, and an original interest rate of 4.875%, 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 **APRIL 7, 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 \$10,000.00 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

116630 (3-19,3-26,4-2)

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**

**9239 FOWLER LA.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated January 22, 2010 and recorded in Liber 31511, Folio 501 among the Land Records of Prince George's Co., MD, with an original principal balance of \$206,196.00 and an original interest rate of 5.25000% 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

APRIL 7, 2015 AT 11:07 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 \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

116652 (3-19,3-26,4-2)

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

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

**9527 MONTROSE STREET
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Stephanie S. Williamson, dated April 7, 2008 and recorded in Liber 29577, Folio 081 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,520.00, 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 **APRIL 7, 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 \$34,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

116631 (3-19,3-26,4-2)

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**

**1726 TAYLOR AVE.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated December 1, 2006 and recorded in Liber 27034, Folio 694 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 6.875% 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

APRIL 7, 2015 AT 11:08 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.

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

116653 (3-19,3-26,4-2)

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

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

**14200 WAYNESFORD DRIVE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Herbert L. Emerson, dated August 11, 2005 and recorded in Liber 23117, Folio 408 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$550,000.00, and an original interest rate of 2.875%, 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 **APRIL 7, 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 \$54,000.00 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

116632 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

828 THURMAN AVENUE
HYATTSVILLE, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from Ada V. Interiano and Marco A. Interiano, dated May 20, 2005, and recorded in Liber 22393 at folio 342 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

APRIL 7, 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 \$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 # 2013-41975)

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

116637(3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6112 WALBRIDGE STREET
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Donald D. Williams, dated December 26, 2012, and recorded in Liber 34284 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 24, 2015
AT 9:10 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 \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-605185)

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

116431(3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1206 CHAPEL OAKS DRIVE
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Robert L Izlar and Joyce T Izlar aka Joyce T Peterson-Izlar, dated May 2, 2006, and recorded in Liber 25168 at folio 125 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

APRIL 7, 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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-39051)

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

116638(3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

7724 OXMAN ROAD
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Tonia L. Wiggins, dated December 23, 2005, and recorded in Liber 25556 at folio 305 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 31, 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 \$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 6.375% 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 # 2009-03265)

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

116505(3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

2602 MILLVALE AVENUE
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Juan F. Becerra, dated February 2, 2007, and recorded in Liber 27932 at folio 072 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 31, 2015
AT 9:15 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% 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 # 2013-41224)

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

116504(3-12,3-19,3-26)

THE PRINCE
GEORGE’S POST

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GAYLE VIRGINIA STOWE
WILSON

Notice is given that Regina Giles-Biggs, whose address is 1010 Red Lion Court, Waldorf, MD 20602 was on February 25, 2015 appointed personal representative of the estate of Gayle Virginia Stowe Wilson who died on October 8, 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.

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.

REGINA GILES-BIGGS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 98141
(3-12,3-19,3-26)

116513

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY ELLEN REED

Notice is given that Keith Herbert whose address is 3814 Allison Street, Brentwood, MD 20722 was on March 9, 2015 appointed personal representative of the estate of Mary Ellen Reed who died on February 7, 2015 with a will.

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

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 9th day of September, 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.

KEITH HERBERT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 99080
(3-12,3-19,3-26)

116586

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

6700 TEMPLE HILL ROAD
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Darlene B Prather and Kevin Prather, dated December 4, 2006, and recorded in Liber 26896 at folio 389 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

APRIL 7, 2015, AT 9:07 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 \$38,000.00 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 10.24% 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 # [2011-18465](#))

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

116639 (3-19,3-26,4-2)

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

5615 COOLIDGE ST.
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated January 3, 2007 and recorded in Liber 27211, Folio 259 and re-recorded in Liber 31650, Folio 343 among the Land Records of Prince George's Co., MD, with an original principal balance of \$189,600.00 and an original interest rate of 6.50000% 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 31, 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 described as follows: Lot Numbered Forty Two (42), in the Subdivision known as "Orchard Addition to Maryland Park", as per Plat Book RNR 2, Plat Number 39, as recorded among the Land records of Prince George's County, Maryland; being in the 18th Election District.

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 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

116509 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

10245 T4 PRINCE PLACE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Shirley T. Carpenter, dated May 23, 2009, and recorded in Liber 31375 at folio 465 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 31, 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 \$14,000.00 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 # [2012-27905](#))

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

116496 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

3806 OAKLAWN RD.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated October 26, 2006 and recorded in Liber 27304, Folio 381 among the Land Records of Prince George's Co., MD, with an original principal balance of \$278,000.00 and an original interest rate of 6.625% 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 31, 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 \$45,000 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

116511 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

14232 OAKPOINTE DRIVE
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Nichole F. Mason and Justin S. Mason, dated September 27, 2005, and recorded in Liber 23601 at folio 305 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 31, 2015

AT 9:06 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 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 # [2013-42911](#))

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

116497 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

3509 DUKE ST.
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated July 7, 2005 and recorded in Liber 22453, Folio 34 among the Land Records of Prince George's Co., MD, with an original principal balance of \$335,000.00 and an original interest rate of 5.75000% 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

APRIL 7, 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 \$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 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

116654 (3-19,3-26,4-2)

THE
PRINCE GEORGE’S POST

To Subscribe



CALL 301.627.0900
email brendapgp@gmail.com

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

4410 OGLETHORPE STREET 512
HYATTSVILLE, MARYLAND 20781

By virtue of the power and authority contained in a Deed of Trust from Estate of Billy Richard Goins, dated July 13, 2007, and recorded in Liber 28451 at folio 554 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 31, 2015
AT 9:07 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 # 2013-40787)

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

116498 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

4403 JOHN ST.
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated August 10, 2007 and recorded in Liber 28494, Folio 353 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$428,125.61 and an original interest rate of 2.00000% 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 31, 2015 AT 11:02 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 \$41,000 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

116512 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

11000 BROOKLAND ROAD
GLENN DALE, MARYLAND 20769

By virtue of the power and authority contained in a Deed of Trust from Cindy Torres and Everest Torres, dated May 25, 2007, and recorded in Liber 28970 at folio 682 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 31, 2015
AT 9:08 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 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 # 2013-44086)

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

116499 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

15423 KENNETT SQUARE WAY
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated December 28, 2005 and recorded in Liber 24320, Folio 37 and re-recorded in Liber 27931, Folio 501 among the Land Records of Prince George's Co., MD, with an original principal balance of \$323,800.00 and an original interest rate of 6.125% 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 31, 2015 AT 11:04 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

116514 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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

5204 NEWTON STREET APT 104
BLADENSBURG, MARYLAND 20710

By virtue of the power and authority contained in a Deed of Trust from Tinuola Amoky and Steven Amoky, dated November 3, 2006, and recorded in Liber 31654 at folio 322 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

APRIL 7, 2015, AT 9:08 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 \$11,000.00 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 5.29% 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 # 14-601512)

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

116640 (3-19,3-26,4-2)

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

3715 36TH ST.
MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust dated December 31, 2008 and recorded in Liber 30276, Folio 139 among the Land Records of Prince George's Co., MD, with an original principal balance of \$324,000.00 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 31, 2015 AT 11:05 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 \$44,000 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

116515 (3-12,3-19,3-26)

THE
PRINCE GEORGE’S POST

To Subscribe



CALL 301.627.0900

email brendapgp@gmail.com

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**

**2503 KINGSWAY RD.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated March 12, 2007 and recorded in Liber 27519, Folio 727 among the Land Records of Prince George's Co., MD, with an original principal balance of \$239,000.00 and an original interest rate of 2.00% 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 31, 2015 AT 11:22 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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

116532 (3-12,3-19,3-26)

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

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

**2801 FOXGLOVE WAY
SPRINGDALE, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Tamiko M. Leverette, dated September 7, 2012 and recorded in Liber 33970, Folio 159 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$289,656.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 7, 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

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

116633 (3-19,3-26,4-2)

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**

**7865 BURNSIDE RD.
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated May 31, 2005 and recorded in Liber 23103, Folio 47 among the Land Records of Prince George's Co., MD, with an original principal balance of \$181,000.00 and an original interest rate of 5.062% 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

APRIL 7, 2015 AT 11:10 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

116655 (3-19,3-26,4-2)

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**

**3821 HAMILTON ST, UNIT #302
HYATTSVILLE, MD 20781**

Under a power of sale contained in a certain Deed of Trust dated August 6, 2008 and recorded in Liber 29991, Folio 146 among the Land Records of Prince George's Co., MD, with an original principal balance of \$128,113.36 and an original interest rate of 10.63000% 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

APRIL 7, 2015 AT 11:14 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered three hundred two (302), in building lettered "A", in the subdivision known as "Section Two, Park Place" 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 \$15,000 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

116658 (3-19,3-26,4-2)

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**

**16201 SUMMER DREAM CT.
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated May 10, 2010 and recorded in Liber 31714, Folio 612 among the Land Records of Prince George's Co., MD, with an original principal balance of \$392,755.00 and an original interest rate of 5.25000% 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

APRIL 7, 2015 AT 11:13 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 \$38,000 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

116657 (3-19,3-26,4-2)

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**

**9704 FRANK TIPPETT RD.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated January 18, 2007 and recorded in Liber 27213, Folio 384 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$397,770.95 and an original interest rate of 2.00000% 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

APRIL 7, 2015 AT 11:15 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 \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

116659 (3-19,3-26,4-2)

**THE PRINCE GEORGE'S
POST NEWSPAPER
CALL 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

4451 SWINDON TERRACE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Elizabeth Funches Core, dated August 8, 2005, and recorded in Liber 23272 at folio 727 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 31, 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 \$22,000.00 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 5.95% 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 # 14-601138)

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

116501 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

5003 BALTIMORE LA.
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated February 27, 2009 and recorded in Liber 30470, Folio 194 among the Land Records of Prince George's Co., MD, with an original principal balance of \$435,000.00 and an original interest rate of 3.1% 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 31, 2015 AT 11:06 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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

116516 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6201 RUNNYMEADE AVENUE
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Michael A. Saunders and Latonia K. Saunders, dated August 22, 2006, and recorded in Liber 27022 at folio 421 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 31, 2015
AT 9:13 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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% 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 # 2011-09385)

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

116502 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

5210 PADUCAH RD.
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated January 24, 2003 and recorded in Liber 16884, Folio 423 and re-recorded in Liber 19007, Folio 632 among the Land Records of Prince George's Co., MD, with an original principal balance of \$150,206.00 and an original interest rate of 6.0000% 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 31, 2015 AT 11:07 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as follows: Lot numbered fourteen (14) in block lettered "E" in a subdivision known as "Sunnyside, Section Two," as per plat recorded in Plat Book 23 at Plat No. 94, among the Land Records of Prince George's County, Maryland.

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 \$12,000 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

116517 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1303 HUNTERS MILL AVENUE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Tonya Lawson, dated June 19, 2007, and recorded in Liber 28327 at folio 673 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 31, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.15% 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 # 2013-41929)

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

116503 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

13110 CLAXTON DR.
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated September 16, 2005 and recorded in Liber 24055, Folio 711 among the Land Records of Prince George's Co., MD, with an original principal balance of \$300,000.00 and an original interest rate of 6.0% 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 31, 2015 AT 11:08 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 \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

116518 (3-12,3-19,3-26)

THE
PRINCE GEORGE’S POST

To Subscribe



CALL 301.627.0900
email brendapgp@gmail.com

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**

**5107 STARTING GATE DR.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated March 2, 2007 and recorded in Liber 27435, Folio 409 among the Land Records of Prince George's Co., MD, with an original principal balance of \$454,500.00 and an original interest rate of 3.000% 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 24, 2015 AT 11:07 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 \$57,000 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

116448 (3-5,3-12,3-19)

LEGALS

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

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

**9100 ELDON DR.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated June 26, 2007 and recorded in Liber 28395, Folio 75 among the Land Records of Prince George's Co., MD, with an original principal balance of \$477,600.00 and an original interest rate of 9.00% 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 24, 2015 AT 11:06 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 \$79,000 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

116447 (3-5,3-12,3-19)

LEGALS

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

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

**7002 NIGHTINGALE TERR.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated November 1, 2006 and recorded in Liber 26659, Folio 390 among the Land Records of Prince George's Co., MD, with an original principal balance of \$380,000.00 and an original interest rate of 2.0% 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 24, 2015 AT 11:08 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

116449 (3-5,3-12,3-19)

LEGALS

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

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

**1121 WESTVIEW TERR.
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated February 2, 2006 and recorded in Liber 24743, Folio 482 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$162,549.79 and an original interest rate of 6.38% 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 24, 2015 AT 11:04 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered 1121 in a Horizontal Property Regime known as "West-view Terrace Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$17,000 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

116445 (3-5,3-12,3-19)

LEGALS

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

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

**15965 DORSET RD., UNIT #179
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated March 27, 2006 and recorded in Liber 24892, Folio 53 among the Land Records of Prince George's Co., MD, with an original principal balance of \$241,600.00 and an original interest rate of 6.12500% 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 24, 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 described as Unit numbered 179 in a Horizontal Property Regime known as "Section VII Cromwell Station Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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

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

116450 (3-5,3-12,3-19)

LEGALS

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

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

**10222 PRINCE PL., UNIT #101
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated October 10, 1997 and recorded in Liber 11724, Folio 639 among the Land Records of Prince George's Co., MD, with an original principal balance of \$63,900.00 and an original interest rate of 7.87500% 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 24, 2015 AT 11:05 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered 11-101 in Building Numbered Eleven (11) on "Master Plat 2, Section One, The Pines Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$5,000 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

116446 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**1828 METZEROTT RD., UNIT #101
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated November 9, 2006 and recorded in Liber 26979, Folio 519 among the Land Records of Prince George's Co., MD, with an original principal balance of \$163,200.00 and an original interest rate of 10.87500% 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 31, 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 described as Unit No. 101 and Building No. 18 in a condominium subdivision known as Presidential Park Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

116519 (3-12,3-19,3-26)

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

**5412 MORTON PL.
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust dated October 19, 2011 and recorded in Liber 33334, Folio 257 among the Land Records of Prince George's Co., MD, with an original principal balance of \$209,678.00 and an original interest rate of 4.87500% 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 31, 2015 AT 11:13 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.

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

116523 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**3208 OTIS ST.
MOUNT RAINIER, MD 20712**

Under a power of sale contained in a certain Deed of Trust dated June 24, 2013 and recorded in Liber 34971, Folio 46 among the Land Records of Prince George's Co., MD, with an original principal balance of \$343,634.00 and an original interest rate of 3.75% 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 31, 2015 AT 11:11 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 \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

116521 (3-12,3-19,3-26)

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

**10107 ANGORA DR.
CHELLENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust dated July 30, 2005 and recorded in Liber 24542, Folio 665 among the Land Records of Prince George's Co., MD, with an original principal balance of \$460,000.00 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 31, 2015 AT 11:14 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 \$58,000 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

116524 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**7106 24TH AVE.
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated September 26, 2007 and recorded in Liber 28755, Folio 617 among the Land Records of Prince George's Co., MD, with an original principal balance of \$308,000.00 and an original interest rate of 6.125% 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 31, 2015 AT 11:12 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 \$38,000 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

116522 (3-12,3-19,3-26)

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

**14405 JERICHO PARK RD.
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated December 15, 2006 and recorded in Liber 27670, Folio 412 among the Land Records of Prince George's Co., MD, with an original principal balance of \$325,000.00 and an original interest rate of 6.500% 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 31, 2015 AT 11:15 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 \$44,000 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

116525 (3-12,3-19,3-26)

THE
PRINCE GEORGE’S POST

To Subscribe



CALL 301.627.0900
email brendapgp@gmail.com

LEGALS

NOTICE

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

vs.

Anita Scott and Teddy Greene
Defendants

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

CIVIL NO. CAEF 14-22463

ORDERED, this 4th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8335 Snowden Oaks Place, Laurel, Maryland 20708 mentioned in these proceedings, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of April, 2015, next.
The report states the amount of sale to be \$207,338.77.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116567 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

HERNAN BENAVIDEZ AKA
HERNAN BENAVIDES
JESSENIA N. ALFARO
13010 Monroe Avenue
Fort Washington, MD 20744
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-27920

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 13010 Monroe Avenue, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.
The report states the purchase price at the Foreclosure sale to be \$372,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116554 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MARY KEYS
13717 Maned Goose Lane
Upper Marlboro, MD 20774
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-32098

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 13717 Maned Goose Lane, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2015.
The report states the purchase price at the Foreclosure sale to be \$199,380.21.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116610 (3-19,3-26,4-2)

NOTICE

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

vs.

Florencia Sanchez
Defendant

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

CIVIL NO. CAEF 14-23373

ORDERED, this 4th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8921 Hickory Hill Avenue, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of April, 2015, next.
The report states the amount of sale to be \$182,665.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116568 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

LOLITA E. LABRAGUE
TORIBIO C. LABRAGUE
RICHELIO E. LABRAGUE
6705 Larches Court
Suitland, MD 20746
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-13639

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6705 Larches Court, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.
The report states the purchase price at the Foreclosure sale to be \$132,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116558 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

THOMAS BERRY
18008 Rob Roy Lane
Accokeek, MD 20607
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 13-33429

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 18008 Rob Roy Lane, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2015.
The report states the purchase price at the Foreclosure sale to be \$264,390.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116589 (3-19,3-26,4-2)

LEGALS

NOTICE

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

vs.

Lawrence Frazier
Defendant

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

CIVIL NO. CAEF 13-27307

ORDERED, this 4th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1631 Taylor Avenue, Fort Washington, Maryland 20744 mentioned in these proceedings, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of April, 2015, next.
The report states the amount of sale to be \$296,853.35.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116569 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

CYNTHIA L. POSEY
ANTHONY K. POSEY
7720 Hanover Parkway, Unit # 301
ARTA Unit #161
Greenbelt, MD 20770
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-2919

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7720 Hanover Parkway, Unit # 301, ARTA Unit #161, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2015.
The report states the purchase price at the Foreclosure sale to be \$135,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116603 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

LARRY A. HAGUE
7008 Saddlebow Court
Clinton, MD 20735
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 13-35522

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7008 Saddlebow Court, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2015.
The report states the purchase price at the Foreclosure sale to be \$441,213.34.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116588 (3-19,3-26,4-2)

LEGALS

NOTICE

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

vs.

Ana Arce
Defendant

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

CIVIL NO. CAEF 14-17829

ORDERED, this 4th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7826 Hanover Parkway T3, Greenbelt, Maryland 20770 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of April, 2015, next.
The report states the amount of sale to be \$79,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116571 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MARIBEL OSORIO
CESAR JIMENEZ
16311 Abbey Drive
Bowie, MD 20715
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 13-38934

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 16311 Abbey Drive, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2015.
The report states the purchase price at the Foreclosure sale to be \$436,500.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116587 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

JAMES L. WILLIAMS
3406 Laurel Avenue
Cheverly, MD 20785
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-17958

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3406 Laurel Avenue, Cheverly, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2015.
The report states the purchase price at the Foreclosure sale to be \$196,800.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116590 (3-19,3-26,4-2)

LEGALS

NOTICE

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

vs.

Cheryl L Goldstein
Defendant

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

CIVIL NO. CAEF 14-23441

ORDERED, this 4th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2715 Almond Lane, Springdale, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of April, 2015, next.
The report states the amount of sale to be \$234,502.21.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116575 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DONNA SUZANNE BRENNAN
DAVID ALAN DUNWIDDIE
12717 Quarterhorse Drive
Bowie, MD 20720
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-24117

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 12717 Quarterhorse Drive,Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2015.
The report states the purchase price at the Foreclosure sale to be \$268,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116591 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

WILLIAM L. MARTIN
JACQUELINE BAKER-MARTIN
12424 Hillantrae Drive
Clinton, MD 20735
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-24079

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 12424 Hillantrae Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2015.
The report states the purchase price at the Foreclosure sale to be \$256,851.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116594 (3-19,3-26,4-2)

NOTICE

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

vs.

Wayne E Proctor and Ava E. Proctor
Defendants

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

CIVIL NO. CAEF 14-18048

ORDERED, this 4th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3508 Webster Street, Brentwood, Maryland 20722 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of April, 2015, next.
The report states the amount of sale to be \$219,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116577 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

THOMAS CRUZ CORTES
MARY ANN L. CORTES
10907 Old Fort Road
Fort Washington, MD 20744
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-32062

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10907 Old Fort Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2015.
The report states the purchase price at the Foreclosure sale to be \$176,566.95.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116593 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

JEFF W. WATKINS
1706 Anna Court
Hyattsville, MD 20782
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-32414

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1706 Anna Court, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2015.
The report states the purchase price at the Foreclosure sale to be \$280,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116596 (3-19,3-26,4-2)

Don’t Keep it a Secret!

It Pays to Advertise in

The Prince

George’s Post

Call 301 627 0900

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

9270 CHERRY LA., UNIT # 64
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated June 30, 2006 and recorded in Liber 25693, Folio 34 among the Land Records of Prince George's Co., MD, with an original principal balance of \$198,000.00 and an original interest rate of 3.75% 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

APRIL 7, 2015 AT 11:16 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Lot No. 9270-64 in Building No. 11 in the Horizontal Property Regime known as "Cherry View Park Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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

116660 (3-19,3-26,4-2)

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

6916 RANDOLPH ST.
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007 and recorded in Liber 27681, Folio 706 among the Land Records of Prince George's Co., MD, with an original principal balance of \$209,090.00 and an original interest rate of 4.62500% 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

APRIL 7, 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 \$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

116663 (3-19,3-26,4-2)

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

1836 METZEROTT RD., UNIT #1126 & PARKING UNIT #P-52
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated May 2, 2007 and recorded in Liber 27772, Folio 733 among the Land Records of Prince George's Co., MD, with an original principal balance of \$174,500.00 and an original interest rate of 8.37500% 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

APRIL 7, 2015 AT 11:17 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered 1126, and Parking Space Numbered P-52, in a Condominium styled Presidential Towers Condominium, Tax ID #17-1939693 and Tax ID #17-1940022 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 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

116661 (3-19,3-26,4-2)

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

4302 RIVIERA CT.
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated June 13, 2007 and recorded in Liber 28233, Folio 488 among the Land Records of Prince George's Co., MD, with an original principal balance of \$308,750.00 and an original interest rate of 6.25% 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

APRIL 7, 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 \$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 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

116664 (3-19,3-26,4-2)

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

7704 MERRICK LA.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated March 16, 2009 and recorded in Liber 30462, Folio 524 among the Land Records of Prince George's Co., MD, with an original principal balance of \$177,833.00 and an original interest rate of 4.75000% 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

APRIL 7, 2015 AT 11:18 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 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

116662 (3-19,3-26,4-2)

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

2705 VALLEY WAY
LANDOVER A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated May 14, 2004 and recorded in Liber 20479, Folio 731 and re-recorded in Liber 23763, Folio 149 among the Land Records of Prince George's Co., MD, with an original principal balance of \$120,889.00 and an original interest rate of 5.87500% 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

APRIL 7, 2015 AT 11:22 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

116666 (3-19,3-26,4-2)

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**

**10204 PRINCE PL., UNIT #3-105
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated November 30, 2006 and recorded in Liber 27127, Folio 435 among the Land Records of Prince George's Co., MD, with an original principal balance of \$168,000.00 and an original interest rate of 4.75000% 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 24, 2015 AT 11:16 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered 3-105 in building numbered three (3) in the subdivision known as "Master Plat Two, Section One, The Pines Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$17,000 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

116457 (3-5,3-12,3-19)

LEGALS

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

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

**7641 MUNCY RD.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated September 9, 2008 and recorded in Liber 30019, Folio 31 among the Land Records of Prince George's Co., MD, with an original principal balance of \$192,065.00 and an original interest rate of 3.50000% 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 24, 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 \$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 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

116460 (3-5,3-12,3-19)

LEGALS

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

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

**6703 ELDRIDGE ST.
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007 and recorded in Liber 27387, Folio 358 among the Land Records of Prince George's Co., MD, with an original principal balance of \$310,250.00 and an original interest rate of 7.00% 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 24, 2015 AT 11:18 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 \$50,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the 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

116458 (3-5,3-12,3-19)

LEGALS

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

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

**13818 PISCATAWAY DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated July 27, 2006 and recorded in Liber 25742, Folio 605 among the Land Records of Prince George's Co., MD, with an original principal balance of \$528,000.00 and an original interest rate of 7.15% 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 24, 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 \$72,000 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

116461 (3-5,3-12,3-19)

LEGALS

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

**TUESDAY, MARCH 31, 2015
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND**

10:00 A.M.

Notice is hereby given that on Tuesday, March 31, 2015, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-4-2015 (DR-2) - AN ACT CONCERNING HOTEL AND MOTEL TAX for the purpose of clarifying that the full amount of the consideration paid to a room remarketer through an internet transaction is subject to the County's hotel tax.

Those wishing to testify at this hearing and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Mel Franklin, Chairman

ATTEST:
Redis C. Floyd
Clerk of the Council

116681 (3-19,3-26)

NOTICE		NOTICE	
Laura H. G. O'Sullivan, et al., Substitute Trustees	Plaintiffs	Laura H. G. O'Sullivan, et al., Substitute Trustees	Plaintiffs
vs.		vs.	
Jerry Thomas	Defendant	Theresa L Faust	Defendant
IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND		IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND	
CIVIL NO. CAEF 14-27637		CIVIL NO. CAEF 14-29094	
ORDERED, this 11th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4549 Akron Street, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of April, 2015, next. The report states the amount of sale to be \$105,000.00.		ORDERED, this 12th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2404 Iverson Street, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of April, 2015, next. The report states the amount of sale to be \$34,200.00.	
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk		SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk	
116673 (3-19,3-26,4-2)		116675 (3-19,3-26,4-2)	

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**

**2108 TONGA DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated October 26, 2007 and recorded in Liber 28973, Folio 300 among the Land Records of Prince George's Co., MD, with an original principal balance of \$245,000.00 and an original interest rate of 6.00000% 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

APRIL 7, 2015 AT 11:23 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 \$28,000 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

116667 (3-19,3-26,4-2)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

SCHWARTZ & SONS RETIRE-
MENT FUND

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal repre-
sentatives, and executors, adminis-
trators, grantees, assigns or
successors in right, title, interest, and
any and all persons having or claim-
ing to have any interest in the prop-
erty and premises situate in the
County of Prince George's

Property Address: 17381 Eagle Har-
bor Rd
Account Number: 08 0841973
Description: 1.0000 Acres, Map 182,
Grid F2, Par 103
Doves Nest Researched 06 CP &
Map Cor
Assmt: \$65,000.00
Liber/Folio: 6649/824
Assessed To: Schwartz & Sons Re-
tirement Fund

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-04230**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty 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 pro-
ceeding:

Property Address: 17381 Eagle Har-
bor Rd
Account Number: 08 0841973
Description: 1.0000 Acres, Map 182,
Grid F2, Par 103
Doves Nest Researched 06 CP &
Map Cor
Assmt: \$65,000.00
Liber/Folio: 6649/824
Assessed To: Schwartz & Sons Re-
tirement Fund

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 9th day of
March, 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 news-
paper having circulation in Prince
George's County, once a week for
three successive weeks on or before
the 3rd day of April, 2015, warning
all persons interested in the said
properties to be and appear in this
Court by the 12th day of May, 2015,
and redeem the Property, and an-
swer 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
116625 (3-19,3-26,4-2)

ORDER OF PUBLICATION

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

Plaintiff

v.

FULTON BANK, NATIONAL AS-
SOCIATION
S/O John Scaldara
7168 Columbia Gateway Drive
Columbia, MD 21046

and

MOHAMED DABOR
10307 Foxdale Court
Bowie, MD 20721

and

FATAMATA SANKOH
10307 Foxdale Court
Bowie, MD 20721

and

JEREMY K. FISHMAN, TRUSTEE
1401 Rockville Pike
Rockville, Maryland 20852

SAMUEL D. WILLIAMOWSKY,
TRUSTEE
1401 Rockville Pike
Rockville, Maryland 20852

and

ERICA T. DAVIS, TRUSTEE
1401 Rockville Pike
Rockville, Maryland 20852

and

SERVERN SAVINGS BANK, F.S.B.
S/O Alan J. Hyatt
200 Westgate Circle, Suite 500
Annapolis, MD 21401

and

ALAN J. HYATT, TRUSTEE
200 Westgate Circle, Suite 500
Annapolis, MD 21401

and

PRINCE GEORGE'S COUNTY
S/O M. Andree Green County At-
torney
14741 Governor Oden Bowie Dr.
Rm 5121
Upper Marlboro, MD 20772

And heirs, devisees, personal repre-
sentatives, and executors, adminis-
trators, grantees, assigns or
successors in right, title, interest, and
any and all persons having or claim-
ing to have any interest in the prop-
erty and premises situate in the
County of Prince George's

Property Address: 9201 Croom
Acres Drive, Upper Marlboro, MD
20772
Account Number: 04-0253880
Description: 5.00 Acres, Map 119,
Grid F3, Par 081
Assmt: \$100,700.00
Liber/Folio: 33117-629 & 23636-690
Assessed To: Dabor Mohamed & Fa-
tamata Sankoh (Current Owner Ful-
ton Bank NA)

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-04163**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty 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 pro-
ceeding:

Property Address: 9201 Croom
Acres Drive, Upper Marlboro, MD
20772
Account Number: 04-0253880
Description: 5.00 Acres, Map 119,
Grid F3, Par 081
Assmt: \$100,700.00
Liber/Folio: 33117-629 & 23636-690
Assessed To: Dabor Mohamed & Fa-
tamata Sankoh (Current Owner Ful-
ton Bank NA)

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 9th day of
March, 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 news-
paper having circulation in Prince
George's County, once a week for
three successive weeks on or before
the 3rd day of April, 2015, warning
all persons interested in the said
properties to be and appear in this
Court by the 12th day of May, 2015,
and redeem the Property, and an-
swer 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
116618 (3-19,3-26,4-2)

ORDER OF PUBLICATION

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

Plaintiff

v.

ODELIA MUIR

and

HSBC BANK USA, NATIONAL AS-
SOCIATION, AS TRUSTEE UNDER
THE POOLING AND SERVICING
AGREEMENT DATED AS OF DE-
CEMBER 1, 2006. FREMONT
HOME LOAN TRUST 2006-E

and

FRIEDMAN & MACFAYDEN, P.A.,
TRUSTEE

and

THE LAST SURVIVING DIREC-
TORS AND ASSIGNS OF FRIED-
MAN & MACFAYDEN, P.A.,
TRUSTEE

and

PRINCE GEORGE'S COUNTY
S/O M. Andree Green
County Attorney
County Administration Building,
Room 5121
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And heirs, devisees, personal repre-
sentatives, and executors, adminis-
trators, 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: 4417 Romlon
Street, Unit 101
Account Number: 01-0080218
Description: 2,215.00 SF & Imps.
Montpelier Village
Assmt: \$76,000.00
Liber/Folio: 21616/524
Assessed To: Muir, Odelia

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-04161**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty 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: 4417 Romlon
Street, Unit 101
Account Number: 01-0080218
Description: 2,215.00 SF & Imps.
Montpelier Village
Assmt: \$76,000.00
Liber/Folio: 21616/524
Assessed To: Muir, Odelia

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

JEAN W. ROCKS

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal repre-
sentatives, and executors, adminis-
trators, 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: 0 86th Pl, Capitol
Heights, MD 20743
Account Number: 18 2086338
Description: 2.1500 Acres Map 074
Grid A1 Par 004
Assmt: \$286,500.00
Liber/Folio: 1948/248
Assessed To: Rocks, Ralph D & Jean
W

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-04165**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty 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: 0 86th Pl, Capitol
Heights, MD 20743
Account Number: 18 2086338
Description: 2.1500 Acres Map 074
Grid A1 Par 004
Assmt: \$286,500.00
Liber/Folio: 1948/248
Assessed To: Rocks, Ralph D & Jean
W

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 9th day of
March, 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 news-
paper having circulation in Prince
George's County, once a week for
three successive weeks on or before
the 3rd day of April, 2015, warning
all persons interested in the said
properties to be and appear in this
Court by the 12th day of May, 2015,
and redeem the Property, and an-
swer 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
116620 (3-19,3-26,4-2)

ORDER OF PUBLICATION

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

Plaintiff

v.

CHARLIE STARLING

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal repre-
sentatives, and executors, adminis-
trators, 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: 1301 Owens
Road, Oxon Hill, MD 20745
Account Number: 12-1217462
Description: Map 096, Grid B1, Par
373
Assmt: \$61,800.00
Liber/Folio: 6796-278
Assessed To: Starling, Charlie

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-04229**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty 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: 1301 Owens
Road, Oxon Hill, MD 20745
Account Number: 12-1217462
Description: Map 096, Grid B1, Par
373
Assmt: \$61,800.00
Liber/Folio: 6796-278
Assessed To: Starling, Charlie

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 9th day of
March, 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 news-
paper having circulation in Prince
George's County, once a week for
three successive weeks on or before
the 3rd day of April, 2015, warning
all persons interested in the said

LEGALS

properties to be and appear in this
Court by the 12th day of May, 2015,
and redeem the Property, and an-
swer the Complaint, or thereafter a
final judgment will be rendered fore-
closing 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
116624 (3-19,3-26,4-2)

ORDER OF PUBLICATION

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

Plaintiff

v.

MICHAEL BRYAN

and

MANUFACTURERS AND
TRADERS TRUST COMPANY
F/K/A PROVIDENT BANK OF
MARYLAND

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal repre-
sentatives, and executors, adminis-
trators, 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: 0 Tucker Rd, Fort
Washington, MD 20744
Account Number: 12 1282714
Description: 1.4300 Acres, Map 114,
Grid F1, Par 063 (Lac Per Sur 06)
Assmt: \$71,900.00
Liber/Folio: 24106/397
Assessed To: Bryan, Michael

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-04231**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty 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: 0 Tucker Rd, Fort
Washington, MD 20744
Account Number: 12 1282714
Description: 1.4300 Acres, Map 114,
Grid F1, Par 063 (Lac Per Sur 06)
Assmt: \$71,900.00
Liber/Folio: 24106/397
Assessed To: Bryan, Michael

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 9th day of
March, 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 news-
paper having circulation in Prince
George's County, once a week for
three successive weeks on or before
the 3rd day of April, 2015, warning
all persons interested in the said
properties to be and appear in this
Court by the 12th day of May, 2015,
and redeem the Property, and an-
swer 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
116626 (3-19,3-26,4-2)

ORDER OF PUBLICATION

MIDARO INVESTMENTS 2014,
LLC

Plaintiff

vs.

MICHAEL J. ZENS
901 Song Sparrow Court
Arnold, Maryland 21012-1474

AND

JUDY A. ZENS
901 Song Sparrow Court
Arnold, Maryland 21012-1474

AND

COLLEGE PARK TOWERS CON-
DOMINIUM
c/o: Zalco Realty Incorporated
8701 Georgia Avenue
Silver Spring, Maryland 20910

Serve:
Mr. Kenneth Gibbs
4330 Hartwick Road
College Park, Maryland 20740

AND

PRINCE GEORGE'S COUNTY
Serve: M. Andree Green, Esquire
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Room 5121
Upper Marlboro, Maryland
20772-3050

AND

STATE OF MARYLAND
Serve: Mr. Brian E. Frosh, Esquire
Attorney General
OFFICE OF ATTORNEY GENERAL
200 Saint Paul Place
Baltimore, Maryland 21202

AND

All unknown owners of the Prop-
erty described below, their heirs, de-
visees, Personal Representatives,
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assignees, or successors in
right, title, or interest, and any and
all persons having or claiming to
have any leasehold or any other in-
terest in the Property and premises
situate, described as:

Account No: 21-2327807
known as Unit 506
960,000 Sq. Ft & Imps.
College Park Tower
address of 4330 Hartwick Road; Unit
506; College Park, Maryland 20740
Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-00276**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the hereinabove de-
scribed property situate, lying and
being in Prince George's County,
Maryland, sold by the Collector of
Taxes for the State of Maryland and
Prince George's County to the Plain-
tiff in the proceeding.

The Complaint states, among
other things, that the amount neces-
sary for redemption for the subject
property has not been paid, al-
though more than six (6) months
and a day from the sale has expired.

It is thereupon this 9th day of
March, 2015, by the Circuit Court for
Prince George's County, Maryland,

ORDERED, that notice be given by

the insertion of a copy of this Order
in some newspaper having general
circulation in Prince George's
County, Maryland, once a week for
three (3) consecutive weeks, on or
before the 3rd day of April, 2015,
warning all persons having or claim-
ing to have any interest in the prop-
erty described above appear in this
Court by the 12th day of May, 2015,
and redeem their respective prop-
erty or answer the Complaint, or
thereafter a Final Decree will be en-
tered foreclosing all rights of re-
demption in and as to the property,
and vesting in the Plaintiff a title in
fee simple, free and clear of all en-
cumbrances.

The Defendants are hereby in-
formed of the latest date to file a
written Answer or Petition to Re-
deem the property mentioned in the
Complaint described above, and
that failure to file a response on or
before the date specified may result
in a Default Judgment foreclosing all
rights of redemption in and as to the
property being rendered by this
Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116614 (3-19,3-26,4-2)

File No. 14-PG-AL-2950

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.

Sandra Galdamez, 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:

5915 Addison Rd.
Capitol Heights, MD 20743

Legal Description: PT LOT 3 TRS
DT FOR L10829F479 S/B 06/11/96
(LAC PER SUR98-99)
Account ID: 18-2092963
Deed Ref.: 34568/00226
Assessed to: Galdamez Sandra,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-04190**

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:

5915 Addison Rd.
Capitol Heights, MD 20743

Legal Description: PT LOT 3 TRS
DT FOR L10829F479 S/B 06/11/96
(LAC PER SUR98-99)
Account ID: 18-2092963
Deed Ref.: 34568/00226
Assessed to: Galdamez Sandra

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 9th day of
March, 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 3rd day of April,
2015, warning all persons interested
in the said properties to be and ap-
pear in this Court by the 12th day of
May, 2015, and redeem the Property,
and answer the Complaint, or there-
after a final judgment will be ren-
dered foreclosing all rights of re-
demption in this Property and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

LEGALS

ORDER OF PUBLICATION

RUDY BRISCOE
2020 19th Place, SE # 107
Washington, DC 20020

Plaintiff

v.

LISA M. GALLMON
3103 Good Hope Ave, Unit S 406
Hillcrest Heights, MD 20748

and

LYNNHILL CONDOMINIUM
s/o: President
3103 Goodhope Avenue
Temple Hills, MD 20748

and

Prince George’s County
S/O Gail D. Francis
Director of Finance
14741 Governor Oden Bowie Drive
Room 3200
Upper Marlboro, MD 20772

Attorney General’s Office for
Maryland
County Executives Office/County
Attorney
Office of Law/County Administra-
tion Bldg
14741 Governor Oden Bowie Dr, Ste
5121
Upper Marlboro, MD 2072

and

All unknown owners of the prop-
erty described Below; all heirs, de-
visees, 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 Prince George’s
County, known as 3107 Good Hope
Avenue, Unit S-406 and described as
965.0000 Sq. Ft. & Imps. Lynhill,
Assmt \$16,000 Lib 29521 FI 154 and
assessed to Lisa M. Gallmon.

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-04228**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption from tax sale on the
property known as 3103 Good Hope
Avenue, Unit S 406 in Prince
George’s County, State of Maryland,
sold by the Finance Officer of
Prince George’s County, State of
Maryland to Rudy Briscoe, the
Plaintiff.

A DESCRIPTION of the property
in substantially the same form as the
description appearing on the Cer-
tificate of Tax Sale is as follows: 3103
Good Hope Avenue, Unit S 406 and
described as 965.0000 Sq. Ft. & Imps.
Lynhill, Assmt \$16,000 Lib 29521 FI
154 and assessed to Lisa M. Gall-
mon.

The complaint states among other
things, that the amount necessary for
redemption has not been paid.

It is thereupon this 9th day of
March, 2015, by the Circuit Court for
Prince George’s County, Ordered,
that notice be given by the inser-
tion of a copy of this Order in
some newspaper having a general
circulation in Prince George’s
County once a week for three con-
secutive weeks, warning all persons
interested in the property to appear
in this Court by the 12th day of May,
2015, and redeem the property and
answer the Complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property and vesting in the
Plaintiff a title to said property in
Leasehold, free of all liens and en-
cumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116623 (3-19,3-26,4-2)

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

JAMES R. GILLESPIE

and

GLEN R. GILLESPIE

and

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal repre-
sentatives, and executors, adminis-
trators, 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: 120 Balmoral
Drive, Oxon Hill, MD 20745 a/k/a
120 E. Balmoral Drive, Oxon Hill,
MD 20745
Account Number: 12-1241413
Description: 11,742.00 SF & Imps.
North Potomac View Lot 2, Block B
Assmt: \$258,000.00
Liber/Folio: 29534-546
Assessed To: Gillespie James R. &
Glen R.

**In the Circuit Court for
Prince George’s County, Mary-
land
Civil Division
CAE 15-04213**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty 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: 120 Balmoral
Drive, Oxon Hill, MD 20745 a/k/a
120 E. Balmoral Drive, Oxon Hill,
MD 20745
Account Number: 12-1241413
Description: 11,742.00 SF & Imps.
North Potomac View Lot 2, Block B
Assmt: \$258,000.00
Liber/Folio: 29534-546
Assessed To: Gillespie James R. &
Glen R.

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 9th day of
March, 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 news-
paper having circulation in Prince
George’s County, once a week for
three successive weeks on or before
the 3rd day of April, 2015, warning
all persons interested in the said
properties to be and appear in this
Court by the 12th day of May, 2015,
and redeem the Property, and an-
swer the Complaint, or thereafter a
final judgment will be rendered fore-
closing 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
116627 (3-19,3-26,4-2)

ORDER OF PUBLICATION

Tax Certificate Consultants, Inc.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093

Plaintiff

v.

ROE Properties, LLC
John Berson, Esq., Trustee
Wells Fargo Bank, NA

116 WASHINGTON BLVD

and

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

and

Any and all person having or claim-
ing to have any interest in the fee
simple in the properties and prem-
ises situate, lying and being in the
County of Prince George’s de-
scribed on the Tax Rolls Prince
George’s County Collector of State
and County Taxes for said County
known as:

116 Washington Boulevard, Laurel,
Maryland 20707, Tenth (10th) Elec-
tion District, described as follows:
All that lot of land and imps, E Side
Blvd T-dt S/b 6/0 1/01 L19608 f610
7,750.0000 Sp. Ft. & Imps. Laurel-e
Side Lot 6 Blk 56
Assmt \$567,200 Lib 00000 FI 610

**In the Circuit Court for
Prince George’s County, Mary-
land
IN EQUITY
CAE 15-04160**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty 116 Washington Boulevard,
Laurel, Maryland 20707 in the
County of Prince George’s, sold by
the Collector of Taxes for the
County of Prince George’s and the
State of Maryland to the Plaintiff in
this proceeding:

All that lot of land and imps, E Side
Blvd T-dt S/b 6/0 1/01 L19608 f610
7,750.0000 Sp. Ft. & Imps. Laurel-e
Side Lot 6 Blk 56
Assmt \$567,200 Lib 00000 FI 610

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

It is thereupon this 9th day of
March, 2015, by the Circuit Court
for Prince George’s County, Ordered,
That notice be given by the inser-
tion of a copy of this Order in
some newspaper having general
circulation in Prince George’s
County once a week for three (3)
successive weeks, warning all per-
sons interested in the property to
appear in this Court by the 12th day
of May, 2015, and redeem the prop-
erty 116 Washington Boulevard,
Laurel, Maryland 20707 and answer
the complaint or thereafter a final
judgment will be entered foreclos-
ing all rights of redemption in the
property, and vesting in the Plain-
tiff’s title, free and clear of all en-
cumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116616 (3-19,3-26,4-2)

ORDER OF PUBLICATION

Tax Certificate Consultants, Inc.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093

Plaintiff

v.

F G Development Corporation Inc
F G Development Corporation Inc
David H. Schwartz, Trustee
Columbia Realty Venture, a Limited
Partnership

4714 MARLBORO PIKE

and

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

and

Any and all person having or claim-

ing to have any interest in the fee
simple in the properties and prem-
ises situate, lying and being in the
County of Prince George’s described
on the Tax Rolls Prince George’s
County Collector of State and
County Taxes for said County
known as:

4714 Marlboro Pike, Capitol
Heights, MD 20743, Eighteenth
(18th) Election District, described as
follows:
All that lot of land and imps 15 Ft
Lot 21 & lot 22
6,500.0000 Sq. Ft. & Imps. George J
Bradbury
Assmt \$123,133 Lib 00000 FI 029

**In the Circuit Court for
Prince George’s County, Maryland
IN EQUITY
CAE 15-04159**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty 4714 Marlboro Pike, Capitol
Heights, MD 20743 in the County of
Prince George’s, sold by the Collec-
tor of Taxes for the County of Prince
George’s and the State of Maryland
to the Plaintiff in this proceeding:

All that lot of land and imps 15 Ft
Lot 21 & lot 22
6,500.0000 Sq. Ft. & Imps. George J
Bradbury
Assmt \$123,133 Lib 00000 FI 029

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

It is thereupon this 9th day of
March, 2015, by the Circuit Court for
Prince George’s County, Ordered,
That notice be given by the inser-
tion of a copy of this Order in some
newspaper having general circula-
tion in Prince George’s County once
a week for three (3) successive
weeks, warning all persons inter-
ested in the property to appear in
this Court by the 12th day of May,
2015, and redeem the property 4714
Marlboro Pike, Capitol Heights, MD
20743 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’s 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
116615 (3-19,3-26,4-2)

MECHANIC’S LIEN
SALE

Freestate Lien & Recovery, inc.
will sell at public auction the follow-
ing vehicles/ vessels under & by
virtue of Section 16-202 and 16-207
of the Maryland Statutes for repairs,
storage & other lawful charges. Sale
to be held at the Prince George’s
County Courthouse, 14735 Main
Street, and specifically at the en-
trance to the Duvall Wing, Upper
Marlboro, MD 20772, at 05:45 P.M.
on 04/03/2015. Purchaser of vehi-
cle(s) must have it inspected as pro-
vided in Transportation Section
23-107 of the Annotated Code of
Maryland. The following may be in-
spected during normal business
hours at the shops listed below. All
parties claiming interest in the fol-
lowing may contact Freestate Lien
& Recovery, Inc. at 410-867-9079.
Fax 410-867-7935.

LOT#7439, 2002 FORD FOCUS
VIN# 1FAHP38312W293301
SHEEHY FORD
5000 AUTH RD
MARLOW HEIGHTS

LOT#7526, 2002 MERCEDES S 430
VIN# WDBNG70J72A259082
PLATINUM VEHICLES
2775 WILKINS AVE #F
BALTIMORE

LOT#7384, 2006 TOYOTA RAV 4
VIN# JTMZD33V265022839
HILLCREST HEIGHTS EXXON
3399 BRANCH AVE
TEMPLE HILLS

LOT#7546, 2006 TOYOTA PRIUS
VIN# JTDKB20UX67514567
A-QUALITY AUTO BODY &
PAINTING
2325 PERKINS PL
SILVER SPRING

LOT#7553, 2011 FORD FLEX
VIN# 2FMHK6CC1BBD25257
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#7554, 1993 MERCEDES 300
SE
VIN# WDBG432E2PA093435
WHITE HALL SHELL
7000 LAUREL BOWIE RD
BOWIE

LOT#7560, 2003 TOYOTA CAMRY
VIN# 4T1BE32K63U711706
CAR SOLUTIONS AUTOMOTIVE
8532 EDGEWORTH DR
CAPITOL HEIGHTS

LOT#7561, 2003 KIA SORENTO
VIN# KNDJC733235165520
CAR SOLUTIONS AUTOMOTIVE
8532 EDGEWORTH DR
CAPITOL HEIGHTS

LOT#7562, 2003 CHEVROLET
CORVETTE
VIN# 1G1YY32G035130979

WILLIAM PERRY SELDEN, JR
(PROP)
1215 NALLEY RD
LANDOVER

LOT#7563, 2005 NISSAN ALTIMA
VIN# 1N4BL11E45C108651
EXECUTIVE AUTO SERVICE
3831 PENN BELT PL
FORESTVILLE

LOT#7564, 2003 DODGE RAM
1500
VIN# 1D7HA16D93J598576
NAZ AUTO BODY
17412 LIVINGSTON RD
ACCOKEEK

LOT#7565, 1985 MERCEDES
300CD
VIN# WDBAB53A4FA210683
NAZ AUTO BODY
17412 LIVINGSTON RD
ACCOKEEK

LOT#7447, 2007 CHEVROLET
COBALT
VIN# 1G1AL55F977285622
ALL PHASE AUTO REPAIR
300 EASTERN BLVD
ESSEX

**TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer reserves the right
to post a Minimum Bid**

**Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079**

116688 (3-19,3-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY DEWAYNE
HOLLAND

Notice is given that Rhonda Hol-
land whose address is 7233 Lanham
Lane, Fort Washington, MD 20744,
was on March 3, 2015 appointed
personal representative of the small
estate of Gregory Dewayne Hol-
land, who died on November 19,
2014, without a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal representa-
tive or the attorney.

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

All persons having claims against
the decedent must serve their claims
on the undersigned personal repre-
sentative or file them with the Reg-
ister 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 deced-
ent died before October 1, 1992,
nine months from the date of deced-
ent’s death; or

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

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

RHONDA HOLLAND
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 98949
116672 (3-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

EVERETTE M. MITCHELL
1806 Cedarwood Court
Hyattsville, MD 20785

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-27715**

Notice is hereby given this 9th day
of March, 2015 by the Circuit Court
for Prince George’s County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 1806 Cedarwood
Court, Hyattsville, MD 20785, made
and reported by the Substitute
Trustee, will be RATIFIED AND
CONFIRMED, unless cause to the
contrary thereof be shown on or be-
fore the 9th day of April, 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 9th day
of April, 2015.

The report states the purchase
price at the Foreclosure sale to be
\$295,555.43.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116598 (3-19,3-26,4-2)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

WILLIAM J. CHAVEZ
11404 Indian Head Highway
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-27881**

Notice is hereby given this 9th day
of March, 2015 by the Circuit Court
for Prince George’s County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 11404 Indian Head
Highway, Fort Washington, MD
20744, 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 9th day of
April, 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 9th day of April, 2015.

The report states the purchase
price at the Foreclosure sale to be
\$244,640.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116600 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

G. HAMPTON WINGFIELD
MAUREEN F. CROMMIE
10005 Edgewater Terrace
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-29178**

Notice is hereby given this 9th day
of March, 2015 by the Circuit Court
for Prince George’s County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 10005 Edgewater Ter-
race, Fort Washington, MD 20744,
made and reported by the Substi-
tute Trustee, will be RATIFIED
AND CONFIRMED, unless cause to
the contrary thereof be shown on or
before the 9th day of April, 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 9th day
of April, 2015.

The report states the purchase
price at the Foreclosure sale to be
\$310,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116601 (3-19,3-26,4-2)

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773**

**In The Estate Of:
SELMA HELEN CLAYMAN
Estate No.: 98922**

**NOTICE OF JUDICIAL
PROBATE**

To all Persons Interested in the
above estate:

You are hereby notified that a Pe-
tition has been filed by JOSHUA E.
ZUKERBERG for Judicial Probate
for the appointment of a personal
representative. A hearing will be
held at 14735 Main Street, Court-
room D4010, Upper Marlboro, MD
20773 on **April 28, 2015 at 9:30 AM.**

This hearing may be transferred or
postponed to a subsequent time.
Further information may be ob-
tained by reviewing the estate file in
the Office of the Register of Wills.

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

116677 (3-19,3-26)

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773**

**In The Estate Of:
NELFERN C. RILEY
Estate No.: 99047**

**NOTICE OF JUDICIAL
PROBATE**

To all Persons Interested in the
above estate:

You are hereby notified that a Pe-
tition has been filed by KENNETH
A. RILEY for Judicial Probate of the
copy of the will dated 12/03/2002
and the codicil dated 09/21/2004
and for the appointment of a per-
sonal representative. A hearing will
be held at 14735 Main Street, Court-
room D4010, Upper Marlboro, MD
20773 on **April 29, 2015 at 9:30 AM.**
This hearing may be transferred or
postponed to a subsequent time.
Further information may be ob-
tained by reviewing the estate file in
the Office of the Register of Wills.

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

116692 (3-19,3-26)

NOTICE

Carrie M. Ward, et al.

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

4106 NOTTAWAY PLACE
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Willette K. Abraham and Robert L. Abraham, dated August 27, 2007 and recorded in Liber 28581, Folio 312 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, and an original interest rate of 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 31, 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

116489(3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

15071 CHERRYWOOD DRIVE
UNIT 1S
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Karen Benita Gray, dated August 26, 2005, and recorded in Liber 23239 at folio 112 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

APRIL 7, 2015, AT 9:09 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 \$13,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43142)

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

116641(3-19,3-26,4-2)

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

4923 KING PATRICK WAY 406-39
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Zelma Y. Steele, dated March 14, 2008 and recorded in Liber 29503, Folio 678 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$154,000.00, and an original interest rate of 6.250%, 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 31, 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 \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

116490(3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

5215 NEWTON ST UNIT 302
BLADENSBURG, MARYLAND 20710

By virtue of the power and authority contained in a Deed of Trust from Estate of Kevin D Bussie, dated June 29, 2007, and recorded in Liber 28336 at folio 105 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

APRIL 7, 2015, AT 9:10 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 \$14,000.00 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 6.5% 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 # 2013-37220)

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

116642(3-19,3-26,4-2)

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

801 SERO ESTATES DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Renee Taylor, dated June 30, 2006 and recorded in Liber 25650, Folio 435 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$330,000.00, and an original interest rate of 2.250%, 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 31, 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.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, 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

116491(3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

4404 30TH STREET
MOUNT RAINIER, MARYLAND 20712

By virtue of the power and authority contained in a Deed of Trust from Maria Christina C Bedola, dated October 5, 2005, and recorded in Liber 23610 at folio 026 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

APRIL 7, 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 \$29,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-41342)

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

116643(3-19,3-26,4-2)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

RUBEN ROJAS

SERVE:
15007 COURTLAND PLACE
LAUREL MD 20707

SERVE:
405 MAIN ST
LAUREL MD 20707

AND
GARY ROSEN

SERVE:
ONE CHURCH STREET, SUITE 802
ROCKVILLE, MD 20850

AND

ROGER SCHLOSSBERG, TRUSTEE

SERVE:

18421 HENSON BLVD, STE 201
HAGERSTOWN, MD 21742

AND

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

405 MAIN ST
LAUREL MD 20707

And

Unknown Owner of the property 405 MAIN ST described as follows: Property Tax ID 10-1127414 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 14-34265**

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:

N Sd Main St Dual Use, 3,410.0000 Sq. Ft. & Imps. Laurel Lot 26 Blk 30, Assmt \$437,300 Lib 23719 FI 402 and assessed to RUBEN ROJAS, also known as 405 MAIN ST, LAUREL MD 20707, Tax Account No. 10-1127414 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 March, 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 March, 2015, warning all persons interested in the property to appear in this Court by the 5th day of May, 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
116534 (3-12,3-19,3-26)

NOTICE

MARTIN L. GOOZMAN
Mortgage Assignee

Plaintiff

vs.

FRANK BURRIS HOLDEN

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAEF 14-24113**

NOTICE is hereby given this 16th day of March, 2015, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 353 Main Street, Laurel, Maryland 20707, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of April, 2015, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 16th day of April, 2015.

The Report states the amount of sale to be \$350,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116693 (3-19,3-26,4-2)

File No. 14-PG-AL-2982

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.

Fred D. Jones, and
Wells Fargo Bank, N.A., and
John E. Driscoll, Substitute Trustee, and

Robert E. Frazier, Substitute Trustee, and
Laura D. Harris, Substitute Trustee, and
Daniel J. Pesachowitz, Substitute Trustee, and
Deena L. Reynolds, Substitute Trustee, and
Prince George’s County, Maryland

And

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

1614 Lee Rd
Fort Washington, MD 20744

Legal Description: 20,448.0000 Sq. Ft. & Imps. Friendly Farms Lot 47
Account ID: 05-0400226
Deed Ref.: 10306/00377
Assessed to: Jones Fred D,

Defendants

**In the Circuit Court for Prince George’s County, Maryland
Civil Division
CAE 15-00500**

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

1614 Lee Rd, Fort Washington, MD 20744

Legal Description: 20,448.0000 Sq. Ft. & Imps. Friendly Farms Lot 47
Account ID: 05-0400226
Deed Ref.: 10306/00377
Assessed to: Jones Fred D

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 March, 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 circulation in Prince George’s County once a week for three (3) successive weeks, before the 27th day of March, 2015, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 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
116535 (3-12,3-19,3-26)

ORDER OF PUBLICATION

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

vs.

WILLIAM F. HOLMES

SERVE:
6225 SUTTLAND RD
SUTTLAND MD 20746

AND

SHIRLEY L. HOLMES
SERVE:
6225 SUTTLAND RD
SUTTLAND MD 20746

AND

SELECT PORTFOLIO SERVICING, INC.
F/K/A CHRYSLER FIRST FINANCIAL SERVICES CORPORATION
F/K/A FINANCEAMERICA CORPORATION

SERVE ON:
CSC-LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

AND

GREGORY P. JOHNSON, TRUSTEE

SERVE:
8201 CORPORATE DRIVE
METRO-PLEX II, SUITE 140
LANDOVER, MD 20785

AND

JAMES E. HIRSCHMAN, TRUSTEE
SERVE:
8201 CORPORATE DRIVE
METRO-PLEX II, SUITE 140
LANDOVER, MD 20785

AND

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

6225 SUTTLAND RD
SUTTLAND MD 20746

And

Unknown Owner of the property 6225 SUTTLAND RD described as follows: Property Tax ID 06-0529636 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 15-00501**

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:

7,030.0000 Sq. Ft. & Imps. Skyline-4th Addn Lot 13 Blk L, Assmt \$164,700 Lib 03556 FI 207 and assessed to WILLIAM F. HOLMES and SHIRLEY L. HOLMES, also known as 6225 SUTTLAND RD, SUTTLAND MD 20746, Tax Account No. 06-0529636 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 March, 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 March, 2015, warning all persons interested in the property to appear in this Court by the 5th day of May, 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
116536 (3-12,3-19,3-26)

File No. 14-PG-AL-2928

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

Robert W. Williams, and
Maria F. Williams, and
Prince George’s County, Maryland

And

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

2404 Valley Way
Cheverly, MD 20785

Legal Description: OUTLOT A AND S 36.36 FT LOT 31
Account ID: 02-0187260
Deed Ref.: 03935/00404
Assessed to: Williams Robert W,

Defendants

**In the Circuit Court for Prince George’s County, Maryland
Civil Division
CAE 15-00502**

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

2404 Valley Way, Cheverly, MD 20785

Legal Description: OUTLOT A AND S 36.36 FT LOT 31
Account ID: 02-0187260
Deed Ref.: 03935/00404
Assessed to: Williams Robert W

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 March, 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 circulation in Prince George’s County once a week for three (3) successive weeks, before the 27th day of March, 2015, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 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
116537 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

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

vs.

THE ESTATE OF URSULA BURWELL

SERVE ON:
CAROL ANN BURWELL-JACKSON,
PERSONAL REPRESENTATIVE
8904 CRANDALL ROAD
LANHAM, MD 20706

AND

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

4417 HAVELOCK RD
LANHAM, MD 20706

And

Unknown Owner of the property 4417 HAVELOCK RD described as follows: Property Tax ID 20-2180925 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 15-00615**

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:

12,097.0000 Sq. Ft. & Imps. Whitfield Gardens Lot 1 Blk J, Assmt \$170,900 Lib 16863 FI 228 and assessed to URSULA BURWELL and HAROLD H. BURWELL, also known as 4417 HAVELOCK RD, LANHAM, MD 20706, Tax Account No. 20-2180925 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 March, 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 March, 2015, warning all persons interested in the property to appear in this Court by the 5th day of May, 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
116538 (3-12,3-19,3-26)

LEGALS

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.

Francine Bidgell
26 Herrington Drive
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-29452**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of April, 2015, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 6th day of April, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$180,000.00. The property sold herein is known as 26 Herrington Drive, Upper Marlboro, MD 20774.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116578 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

JAY ENDELMAN
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

BETTY JEAN FREY

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: 0 57th Avenue
Account Number: 21 2324838
Description: PT LT. 4 EQ 6315 Sq. Ft. Charlton Heights Blk 26
Assmt: \$75,200.00
Liber/Folio: 4989/804
Assessed To: Frey, Betty J.

**In the Circuit Court for Prince George’s County, Maryland
Civil Division
CAE 15-00737**

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: 0 57th Avenue
Account Number: 21 2324838
Description: PT LT. 4 EQ 6315 Sq. Ft. Charlton Heights Blk 26
Assmt: \$75,200.00
Liber/Folio: 4989/804
Assessed To: Frey, Betty 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 March, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 27th day of March, 2015, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 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
116539 (3-12,3-19,3-26)

ORDER OF PUBLICATION

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

vs.

JOYCE V. NORMAN
PERSONAL REPRESENTATIVE OF
THE ESTATE OF IDA Q. NORMAN
11320 DRUMSLEIGH LANE
UPPER MARLBORO, MARYLAND
20774-5748

and

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

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

**In the Circuit Court for Prince George’s County, Maryland
Civil Division
CAE 15-00768**

The object of this proceeding is to secure the foreclosure of all rights of redemption 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 Brandywine, 11th Election District, known as 2.0000 Acres, Assessment \$32,500, Map 156, Grid D3, Parcel 114, Liber 28446, Folio 679, Tax Account No. 11-1174234, Brandywine Road.

It is thereupon this 2nd day of March, 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, warning all persons interested in the property to appear in this Court by the 5th day of May, 2015, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116540 (3-12,3-19,3-26)

ORDER OF PUBLICATION

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

Plaintiff

v.

HILLSIDE VOLUNTEER FIRE DEPARTMENT, INC.
F/K/A THE GREATER CAPITOL HEIGHTS VOLUNTEER FIRE DEPARTMENT #2

and

THE LAST SURVIVING DIRECTORS AND ASSIGNS OF HILL-SIDE VOLUNTEER FIRE DEPARTMENT, INC.
F/K/A THE GREATER CAPITOL HEIGHTS VOLUNTEER FIRE DEPARTMENT #2

and

THE HUNTINGTON NATIONAL BANK
F/K/A UNION FEDERAL SAVINGS BANK

and

ROBERT J. KIM, ESQ., TRUSTEE

and

JOHN P. LYNCH, ESQ., TRUSTEE

and

THE STATE OF MARYLAND

LEGALS

NOTICE

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

Plaintiffs

vs.

Emmanuel J Walker and
Wendy Mackall

Defendants

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

CIVIL NO. CAEF 14-23375

ORDERED, this 9th day of March,
2015 by the Circuit Court of
PRINCE GEORGE'S COUNTY,
Maryland, that the sale of the prop-
erty at 8012 Sandy Spring Road,
Laurel, Maryland 20707 mentioned
in these proceedings, made and re-
ported by Laura H. G. O'Sullivan, et
al., Substitute Trustees, be ratified
and confirmed, unless cause to the
contrary thereof be shown on or be-
fore the 9th day of April, 2015 next,
provided 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
9th day of April, 2015, next.
The report states the amount of
sale to be \$286,219.19.
SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

116612

(3-19,3-26,4-2)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCE MAKEL

Notice is given that Michelle
Makel, whose address is 4115 Bed-
ford Rd., Gwynn Oak, MD 21114
was on March 3, 2015 appointed
personal representative of the estate
of Joyce Makel, who died on No-
vember 9, 2014 without a will.
Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal represen-
tative or the attorney.
Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed, on or before the earlier of
the following dates:
(1) Six months from the date of the
decedent's death, except if the deced-
ent 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 ob-
tained from the Register of Wills.
MICHELLE MAKEL
Personal Representative

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

Estate No. 98423

116634

(3-19,3-26,4-2)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MARY ANN COCHRAN AKA
MARY A. COCHRAN
CLARENCE G. COCHRAN
6814 Groveton Drive
Clinton, MD 20735

Defendant(s)

IN THE CIRCUIT COURT FOR PRINCE
GEORGE'S COUNTY, MARYLAND
Case No. CAEF 14-27885

Notice is hereby given this 9th day
of March, 2015 by the Circuit Court
for Prince George's County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 6814 Groveton Drive,
Clinton, MD 20735, 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 9th day of April, 2015, provided
a copy of this NOTICE be inserted
in some newspaper printed in said
County, once in each of three succe-
ssive weeks before the 9th day of
April, 2015.
The report states the purchase
price at the Foreclosure sale to be
\$162,000.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

116608

(3-19,3-26,4-2)

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.

Jerome R. Johnson
Donna E. Johnson
1811 Longford Drive
Hyattsville, MD 20782

Defendants

IN THE CIRCUIT COURT FOR PRINCE
GEORGE'S COUNTY, MARYLAND
Case No. CAEF 14-25767

Notice is hereby given this 9th day
of March, 2015 by the Circuit Court
for Prince George's County, that the
sale of the Property mentioned in
these proceedings, made and re-
ported, will be ratified and con-
firmed, unless cause to the contrary
thereof be shown on or before the
9th day of April, 2015, provided a
copy of this notice be published in a
newspaper of general circulation in
Prince George's County, once in
each of three successive weeks be-
fore the 9th day of April, 2015.
The Report of Sale states the
amount of the foreclosure sale price
to be \$111,000.00. The property sold
herein is known as 1811 Longford
Drive, Hyattsville, MD 20782.
SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

116595

(3-19,3-26,4-2)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DENESE G. TRAMMELL
HAROLD E. TRAMMELL
307 Fidgeaway Lane
Upper Marlboro, MD 20774

Defendant(s)

IN THE CIRCUIT COURT FOR PRINCE
GEORGE'S COUNTY, MARYLAND
Case No. CAEF 14-34187

Notice is hereby given this 9th day
of March, 2015 by the Circuit Court
for Prince George's County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 307 Fidgeaway Lane,
Upper Marlboro, MD 20774, made
and reported by the Substitute
Trustee, will be RATIFIED AND
CONFIRMED, unless cause to the
contrary thereof be shown on or be-
fore the 9th day of April, 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 9th day
of April, 2015.
The report states the purchase
price at the Foreclosure sale to be
\$245,000.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

116607

(3-19,3-26,4-2)

ZONING HEARINGS

ZONING HEARINGS ON THE
FOLLOWING APPLICATIONS
WILL BE HELD BY THE ZONING
HEARING EXAMINER ON
WED., APRIL 22, 2015
ROOM 2190, 2ND FLOOR
COUNTY ADMINISTRATION
BUILDING
UPPER MARLBORO, MD.
AT 9:30 A.M.

VALIDATION OF PERMIT IS-
SUED IN ERROR:
BOWIE (14) ELECTION
DISTRICT:
No. ERR-245 – Application of For-
est Lake Apartments, LLC, Appli-
cant, for VALIDATION OF
APARTMENT LICENSE NO. M-538
ISSUED IN ERROR, at the property
containing approximately 14.09
acres of land, zoned R-18, identified
as 9857, 9859, 9861, 9863, 9865, 9867,
9869, 9871, 9873, 9875, 9877, 9881,
9883, 9885, 9887, 9889, 9891, 9893,
9895, 9897 AND 9899 Good Luck
Road, Lanham, Maryland 20706.
By Order of the County Council
Prince George's County, Maryland
Mel Franklin, Chairman
Attest:
Redis C. Floyd
Clerk of the Council

116628

(3-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

CLARA ANN COLE
10505 Wyld Drive
Upper Marlboro, MD 20772

Defendant(s)

IN THE CIRCUIT COURT FOR PRINCE
GEORGE'S COUNTY, MARYLAND
Case No. CAEF 14-32064

Notice is hereby given this 9th day
of March, 2015 by the Circuit Court
for Prince George's County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 10505 Wyld Drive,
Upper Marlboro, MD 20772, made
and reported by the Substitute
Trustee, will be RATIFIED AND
CONFIRMED, unless cause to the
contrary thereof be shown on or be-
fore the 9th day of April, 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 9th day
of April, 2015.
The report states the purchase
price at the Foreclosure sale to be
\$262,000.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

116609

(3-19,3-26,4-2)

It Pays to Advertise in
The Prince George's Post
Call 301 627 0900

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

GEORGE G. DENNIS
6701 Northgate Parkway
Clinton, MD 20735-4054

Defendant(s)

IN THE CIRCUIT COURT FOR PRINCE
GEORGE'S COUNTY, MARYLAND
Case No. CAE 13-05072

Notice is hereby given this 12th
day of March, 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 6701 Northgate
Parkway, Clinton, MD 20735-4054,
made and reported by the Substi-
tute Trustee, will be RATIFIED
AND CONFIRMED, unless cause to
the contrary thereof be shown on or
before the 13th day of April, 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 13th
day of April, 2015.
The report states the purchase
price at the Foreclosure sale to be
\$204,000.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

116674

(3-19,3-26,4-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ROY W. VICKERY A/K/A
ROY WILBUR VICKERY
CHRISTINE VICKERY A/K/A
CHRISTINE M. VICKERY
9108 6th Street
Lanham, MD 20706

Defendant(s)

IN THE CIRCUIT COURT FOR PRINCE
GEORGE'S COUNTY, MARYLAND
Case No. CAEF 14-32362

Notice is hereby given this 9th day
of March, 2015 by the Circuit Court
for Prince George's County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 9108 6th Street, Lan-
ham, MD 20706, made and reported
by the Substitute Trustee, will be
RATIFIED AND CONFIRMED, un-
less cause to the contrary thereof be
shown on or before the 9th day of
April, 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 9th day of April, 2015.
The report states the purchase
price at the Foreclosure sale to be
\$150,000.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

116611

(3-19,3-26,4-2)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DUANE CALHOUN AKA
DUANE C. CALHOUN
1802 Metzertott Road, Unit # 105
Hyattsville ARTA Adelphi, MD
20783

Defendant(s)

IN THE CIRCUIT COURT FOR PRINCE
GEORGE'S COUNTY, MARYLAND
Case No. CAEF 14-18150

Notice is hereby given this 9th day
of March, 2015 by the Circuit Court
for Prince George's County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 1802 Metzertott Road,
Unit # 105, Hyattsville ARTA Adel-
phi, MD 20783, made and reported
by the Substitute Trustee, will be
RATIFIED AND CONFIRMED, un-
less cause to the contrary thereof be
shown on or before the 9th day of
April, 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 9th day of April, 2015.
The report states the purchase
price at the Foreclosure sale to be
\$106,424.90.
SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

116613

(3-19,3-26,4-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

BRIAN K. JOHNSON
MONICA V. GREEN
5725 Joan Lane
Temple Hills, MD 20748

Defendant(s)

IN THE CIRCUIT COURT FOR PRINCE
GEORGE'S COUNTY, MARYLAND
Case No. CAEF 14-24329

Notice is hereby given this 12th
day of March, 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 5725 Joan Lane,
Temple Hills, MD 20748, 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 13th day of April, 2015, pro-
vided a copy of this NOTICE be in-
serted in some newspaper printed
in said County, once in each of three
successive weeks before the 13th
day of April, 2015.
The report states the purchase
price at the Foreclosure sale to be
\$283,500.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

116676

(3-19,3-26,4-2)

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

PALMER, LLC

and

BANK OF AMERICA, N.A.

and

BETH A. NALYVAYKO, TRUSTEE

and

MARC J. BLUMENSTEIN

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: 0 Old Fort Rd
Account Number: 05 0342030
Description: Pt. Lot 18 (2,706 Sq. Ft. to PG County 5/27/05 TRS) 18,418.0000 Sq. Ft. Friendly Hills
Assmt: \$46,000.00
Liber/Folio: 16259/521
Assessed To: Palmer, LLC

**In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 15-00813**

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: 0 Old Fort Rd
Account Number: 05 0342030
Description: Pt. Lot 18 (2,706 Sq. Ft. to PG County 5/27/05 TRS) 18,418.0000 Sq. Ft. Friendly Hills
Assmt: \$46,000.00
Liber/Folio: 16259/521
Assessed To: Palmer, 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 March, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 27th day of March, 2015, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 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
116542 (3-12,3-19,3-26)

ORDER OF PUBLICATION

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

Plaintiff

MOTIR SERVICES INCORPORATED

and

DAVID A. SHAMES
D/B/A GREENBRANCH FINANCIAL

and

WILLIAM LANNING, TRUSTEE

and

BRIAN HOLT, TRUSTEE

and

PPSS LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF PPSS LLC

and

THE STATE OF MARYLAND

and

WFI STADIUM INC.

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: 5408 Woodacre Rd, Suitland, MD 20746
Account Number: 06 0488197
Description: 2004 EAI-X TRS T-DT S/B 05/21/04 L19458 F571 21,407.0000 Sq. Ft., Map 089, Grid

A2, Par 114
Assmt: \$46,700.00
Liber/Folio: 19458/571
Assessed To: Motir Services Incorporated

**In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 15-00839**

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: 5408 Woodacre Rd, Suitland, MD 20746
Account Number: 06 0488197
Description: 2004 EAI-X TRS T-DT S/B 05/21/04 L19458 F571 21,407.0000 Sq. Ft., Map 089, Grid A2, Par 114
Assmt: \$46,700.00
Liber/Folio: 19458/571
Assessed To: Motir Services Incorporated

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 March, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 27th day of March, 2015, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 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
116543 (3-12,3-19,3-26)

ORDER OF PUBLICATION

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

Plaintiff

THE TRUSTEES UNDER THE DUSTIN LIVING TRUST DATED 6/3/99

and

THE BENEFICIARIES OF THE DUSTIN LIVING TRUST DATED 6/3/99

and

THE ESTATE OF ALLEN L. DUSTIN

and

THE PERSONAL REPRESENTATIVE OF THE ESTATE OF ALLEN L. DUSTIN

and

THE KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVE AND ASSIGNS OF ALLEN L. DUSTIN

and

ROBERT A. DUSTIN

and

JENNIFER DUSTIN

and

SHARON L. DUSTIN

and

UNKNOWN OWNER OF PROPERTY 12507 SHETLAND LANE, BOWIE, MARYLAND 20715 10,926 SQ. FT. & IMPS. SOMERSET AT BEL AIR LOT 5, BLK 19, 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

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: 12507 Shetland Lane, Bowie, MD 20715
Account Number: 07 0669556
Description: 10,926.0000 Sq. Ft. & Imps. Somerset at Belair, Lot 5, Blk 19
Assmt: \$259,500.00
Liber/Folio: 30237/487
Assessed To: Dustin Living Trust Dated 6/3/99

**In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 15-00840**

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

LEGALS

the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:

Property Address: 12507 Shetland Lane, Bowie, MD 20715
Account Number: 07 0669556
Description: 10,926.0000 Sq. Ft. & Imps. Somerset at Belair, Lot 5, Blk 19
Assmt: \$259,500.00
Liber/Folio: 30237/487
Assessed To: Dustin Living Trust Dated 6/3/99

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 March, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 27th day of March, 2015, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 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
116544 (3-12,3-19,3-26)

ORDER OF PUBLICATION

EMPIRE VI MARYLAND PORTFOLIO, LLC
2 Liberty Place, 50 S. 16th Street, #1950
Philadelphia, Pennsylvania 19102

Plaintiff

NELLIE S. ROSE
5007 Chester Street
Oxon Hill, Maryland 20745

and

WEAVER BROS., INC. now known as BANC ONE MORTGAGE CORPORATION
111 Monument Circle, Suite 481
Indianapolis, Indiana 46204

and

MARTIN R. WEST, JR. CLARENCE DODGE, JR.
EARL M. MACKINTOSH, JR., Trustees
Washington Building
Washington, D.C. 20005

and

UNKNOWN OCCUPANT residing at 5007 Chester Street
Oxon Hill, Maryland 20745

and

UNKNOWN OWNER OF PROPERTY 5007 Chester Street, Oxon Hill, Map 096, Grid A1, Parcel 0000, Acct No. 12-1329341, 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.

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 5007 Chester Street, Oxon Hill

**In the Circuit Court for Prince George’s County, Maryland CASE NO.:
CAE 15-00895**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 5007 Chester Street, Oxon Hill, Acct No. 12-1329341, and assessed to Nellie S. Rose, and sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiffs in these proceedings:

5007 Chester Street, Oxon Hill
District 12, Map 096, Grid A1, Parcel 0000,
Acct No.: 1329341

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 March, 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 once a week for three (3) successive weeks, before the 27th day of March, 2015, warning all persons interested in said property to be and appear in this Court by the 5th day of May, 2015, and redeem the property, 5007 Chester Street, Oxon Hill, Account No. 12-1329341 and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff, EMPIRE VI MARYLAND PORTFOLIO, LLC, 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
116545 (3-12,3-19,3-26)

File No. 14-PG-AL-3014
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

Alyce Driver, and
Prince George’s County, Maryland

And

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

2508 Senator Ave.
District Heights, MD 20747

Legal Description: CAE08-32883 TDT 09/03/2009; 6,666.0000 Sq. Ft. & Imps. District Heights Lot 21 Blk O
Account ID: 06-0634709
Deed Ref.: 30949/00393
Assessed to: Driver Alyce,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 15-00951**

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

2508 Senator Ave., District Heights, MD 20747

Legal Description: CAE08-32883 TDT 09/03/2009; 6,666.0000 Sq. Ft. & Imps. District Heights Lot 21 Blk O

Account ID: 06-0634709
Deed Ref.: 30949/00393
Assessed to: Driver Alyce

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 March, 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 circulation in Prince George’s County once a week for three (3) successive weeks, before the 27th day of March, 2015, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 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
116546 (3-12,3-19,3-26)

ORDER OF PUBLICATION

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

Plaintiff

F.G. DEVELOPMENT CORPORATION, INC.

and

THE LAST SURVIVING DIRECTORS AND ASSIGNS OF F.G. DEVELOPMENT CORPORATION, INC.

and

SMS FINANCIAL XXVI, LLC

and

ERIC S. SCHUSTER, SUBSTITUTE TRUSTEE

and

BRADLEY J. SWALLOW, SUBSTITUTE 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: 4703 Marlboro Pike, Capitol Heights, MD 20743
Account Number: 06 0430520
Description: Pt. Par A, Eq. 46,700 Sq. Ft. 46,700.0000 Sq. Ft. & Imps. Coral Hills
Assmt: \$5,072,500.00
Liber/Folio: 6075/29
Assessed To: F.G.Development Corporation, Inc.

**In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 15-04007**

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: 4703 Marlboro Pike, Capitol Heights, MD 20743
Account Number: 06 0430520
Description: Pt. Par A, Eq. 46,700 Sq. Ft. 46,700.0000 Sq. Ft. & Imps. Coral Hills
Assmt: \$5,072,500.00

LEGALS

Liber/Folio: 6075/29
Assessed To: F.G.Development Corporation, Inc.

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 March, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 27th day of March, 2015, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 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
116547 (3-12,3-19,3-26)

ORDER OF PUBLICATION

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

Plaintiff

JEANE B. BARHAM

and

VIRGINIA B. PULLINS

and

HOLLIS T. BROWN

and

PLYMOUTH PARK TAX SERVICES LLC

and

CENTURY 21 REAL ESTATE LLC

and

HORIZON RIDGE, LLC

and

MARY HOENES, LLC

and

ADVANCED BUSINESS SYSTEMS & SUPPLY COMPANY

and

THE STATE OF MARYLAND

and

THE STATE OF MARYLAND DEPARTMENT OF LABOR, LICENSING AND REGULATION

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: 306 Montgomery St, Laurel, MD 20707
Account Number: 10 1118835
Description: W. 60 Ft. of Lot 4, 13,596.0000 Sq. Ft. & Imps. Laurel-G P & S Sub Blk 45
Assmt: \$437,900.00
Liber/Folio: 27490/477
Assessed To: Barham, Jeane B; Pullins, Virginia B & Brown, Hollis T

**In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 15-04008**

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: 306 Montgomery St, Laurel, MD 20707
Account Number: 10 1118835
Description: W. 60 Ft. of Lot 4, 13,596.0000 Sq. Ft. & Imps. Laurel-G P & S Sub Blk 45
Assmt: \$437,900.00
Liber/Folio: 27490/477
Assessed To: Barham, Jeane B; Pullins, Virginia B & Brown, Hollis T

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 March, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 27th day of March, 2015, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 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
116548 (3-12,3-19,3-26)

ORDER OF PUBLICATION

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

Plaintiff

DAVID A. WALTON

and

WILLIAM A. WALTON

and

THE ESTATE OF IDA R. WALTON

and

THE PERSONAL REPRESENTATIVE OF THE ESTATE OF IDA R. WALTON

and

THE KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVE AND ASSIGNS OF IDA R. WALTON

and

THE STATE OF MARYLAND

and

EDUCAP INC.

and

PRINCE GEORGE’S COUNTY

<

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

4707 CARDINAL AVENUE
BELTSVILLE, MARYLAND 20705

By virtue of the power and authority contained in a Deed of Trust from Peter A Borlo, dated August 18, 2006, and recorded in Liber 31246 at folio 212 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

APRIL 7, 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 \$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 7.7% 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 # 2010-06518)

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
116644 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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

2108 WOODVALE LANE
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Sharmba Mitchell aka Shambra Mitchell, dated February 28, 2006, and recorded in Liber 26020 at folio 471 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 24, 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 \$55,000.00 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% 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 # 2012-19573)

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
116427 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

1906 COLETTE TERR.
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated November 10, 2006 and recorded in Liber 26531, Folio 297 among the Land Records of Prince George's Co., MD, with an original principal balance of \$204,000.00 and an original interest rate of 3.500% 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 31, 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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
116530 (3-12,3-19,3-26)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

16407 EVES COURT
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Sampson B Sarpong, dated June 21, 2002, and recorded in Liber 16062 at folio 737 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 24, 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 \$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 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 # 2012-27085)

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
116426 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

6911 DECATUR PL.
NEW CARROLLTON A/R/T/A HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated April 21, 2007 and recorded in Liber 28728, Folio 660 among the Land Records of Prince George's Co., MD, with an original principal balance of \$90,000.00 and an original interest rate of 10.875% 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 31, 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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
116531 (3-12,3-19,3-26)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1816 ALLENDALE PLACE
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Muriel Walker-Flakes and Leith Walker, dated October 22, 2008, and recorded in Liber 30123 at folio 235 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 24, 2015
AT 9:06 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-30527)

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
116428 (3-5,3-12,3-19)

THE PRINCE
GEORGE'S POST
Call 301-627-0900
Fax 301-627-6260

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

LORENZO JIMENEZ
5905 Lafayette Avenue
Riverdale, MD 20737

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-23493**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5905 Lafayette Avenue, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.

The report states the purchase price at the Foreclosure sale to be \$281,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116561 (3-12,3-19,3-26)

NOTICE

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

Plaintiffs

vs.

Alphonso Walker and
Novella L. Walker

Defendants

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

CIVIL NO. CAE 12-07616

ORDERED, this 2nd day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2404 Amherst Road, Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of April, 2015, next.

The report states the amount of sale to be \$129,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116430 (3-5,3-12,3-19)

NOTICE

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

Plaintiffs

vs.

Natalie Simpson

Defendant

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

CIVIL NO. CAEF 13-30288

ORDERED, this 4th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7026 Onyx Court, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of April, 2015, next.

The report states the amount of sale to be \$163,224.14.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116570 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

CARMEN J. BRAXTON
7406 Quixote Court
Bowie, MD 20720

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-11759**

Notice is hereby given this 27th day of February, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7406 Quixote Court, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th 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 27th day of March, 2015.

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

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

True Copy—Test:
Sydney J. Harrison, Clerk
116474 (3-5,3-12,3-19)

ORDER OF PUBLICATION

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

Plaintiff

v.

C. KENNETH LAPE, JR.

and

ALLEN LORD

and

JACINTO LORD, TRUSTEE

and

SUSAN LORD, TRUSTEE

and

EVERGREEN TITLE & ESCROW
CORP PROFIT SHARING PLAN

and

RONALD B. EDLAVITCH, P.A.

and

DAVID A. EDLAVITCH, 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: 8620 Normal School Rd, Bowie, MD 20715
Account Number: 14 1625235
Description: 25,613.0000 Sq. Ft. Map 029 Grid D 3 Par 133
Assmt: \$77,100.00
Liber/Folio: 28186/724
Assessed To: Lape, C. Kenneth Jr.

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-04009**

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: 8620 Normal School Rd, Bowie, MD 20715
Account Number: 14 1625235
Description: 25,613.0000 Sq. Ft. Map 029 Grid D 3 Par 133
Assmt: \$77,100.00
Liber/Folio: 28186/724
Assessed To: Lape, C. Kenneth Jr.

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 March, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 27th day of March, 2015, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 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

116549 (3-12,3-19,3-26)

ORDER OF PUBLICATION

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

Plaintiff

v.

FON LEM CHIN

and

LUN GUEY NG CHIN

and

THE ESTATE OF FON LEM CHIN

and

THE PERSONAL REPRESENTA-
TIVES OF THE ESTATE FON LEM
CHIN

and

THE KNOWN AND UNKNOWN
HEIRS, PERSONAL REPRESENTA-
TIVES AND ASSIGNS OF FON
LEM CHIN

and

THE ESTATE OF LUN GUEY NG
CHIN

and

THE PERSONAL REPRESENTA-
TIVES OF THE ESTATE LUN
GUEY NG CHIN

and

THE KNOWN AND UNKNOWN

HEIRS, PERSONAL REPRESENTA-
TIVES AND ASSIGNS OF LUN
GUEY NG CHIN

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 Crain Hwy, Brandywine, MD 20613 (a/k/a 12901 SE Crain Hwy)
Account Number: 11 1142504
Description: Parcel A 201,794.0000 Sq. Ft. 301 Plaza
Assmt: \$499,400.00
Liber/Folio: 4119/656
Assessed To: Chin Fon L & Lun G. N.

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 15-04011**

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 Crain Hwy, Brandywine, MD 20613 (a/k/a 12901 SE Crain Hwy)
Account Number: 11 1142504
Description: Parcel A 201,794.0000 Sq. Ft. 301 Plaza
Assmt: \$499,400.00
Liber/Folio: 4119/656
Assessed To: Chin Fon L & Lun G. N.

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 March, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 27th day of March, 2015, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 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

116551 (3-12,3-19,3-26)

NOTICE

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

Plaintiffs

vs.

Shannon Mejia and Luis Mejia

Defendants

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

CIVIL NO. CAEF 14-24189

ORDERED, this 9th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3510 Morlock Lane, Bowie, Maryland 20715 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of April, 2015, next.

The report states the amount of sale to be \$265,302.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116597 (3-19,3-26,4-2)

NOTICE

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

Plaintiffs

vs.

Gloria Najera aka Gloria Nolan
and Jaime A Najera

Defendants

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

CIVIL NO. CAEF 14-29317

ORDERED, this 4th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 15408 Bealle Hill Road, Accokeek, Maryland 20607 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of April, 2015, next.

The report states the amount of sale to be \$246,950.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116579 (3-12,3-19,3-26)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DEMEGRIOUS D. GREEN
5915 Center Drive
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-29447**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5915 Center Drive, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.

The report states the purchase price at the Foreclosure sale to be \$224,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116556 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

GERTIE L. BROOKS
1201 Iago Avenue
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-24081**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1201 Iago Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.

The report states the purchase price at the Foreclosure sale to be \$134,266.66.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116564 (3-12,3-19,3-26)

NOTICE

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

Plaintiffs

vs.

Mary Stella Chemo-Attey

Defendant

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

CIVIL NO. CAEF 14-32358

ORDERED, this 9th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9309 Rolling View Drive, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of April, 2015, next.

The report states the amount of sale to be \$232,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116605 (3-19,3-26,4-2)

NOTICE

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

Plaintiffs

vs.

Thomas J Range Jr and
Sandra D. Reed

Defendants

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

CIVIL NO. CAEF 14-29092

ORDERED, this 9th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9 Tecumseh Drive, Forest Heights, Maryland 20745 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of April, 2015, next.

The report states the amount of sale to be \$208,250.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

116592 (3-19,3-26,4-2)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

CAMERON S. WILSON
8415 Greenbelt Road, Unit T1
Greenbelt, MD 20770

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-10863**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8415 Greenbelt Road, Unit T1, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.

The report states the purchase price at the Foreclosure sale to be \$150,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116557 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

VICTOR BOLANOS
2414 Kirston Street
Hyattsville, MD 20783

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-11936**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2414 Kirston Street, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.

The report states the purchase price at the Foreclosure sale to be \$205,000.00.

SYDNEY J. H

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES TAYLOR
AKA: JAMES L TAYLOR

Notice is given that Derrick Taylor, whose address is 5406 Auth Road Apt 326, Suitland, MD 20746 was on February 11, 2015 appointed personal representative of the estate of James Taylor who died on May 19, 2009 with a will.

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

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

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

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

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

DERRICK TAYLOR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 97816
116476 (3-5,3-12,3-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

OLUTOYIN M. IDOWU
KAYODE EMMANUEL IDOWU
5728 Everhart Place
Fort Washington, MD 20744
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-23446**

Notice is hereby given this 24th day of February, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5728 Everhart Place, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th 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 26th day of March, 2015.

The report states the purchase price at the Foreclosure sale to be \$137,878.27.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116475 (3-5,3-12,3-19)

NOTICE

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

vs.

Brendon Elliott
Defendant
**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
CIVIL NO. CAE 13-08510

ORDERED, this 2nd day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6310 Gwinnett Lane, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of April, 2015, next.

The report states the amount of sale to be \$162,500.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116471 (3-5,3-12,3-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET E WRIGHT

Notice is given that Sharon L Holloway, whose address is 37361 Heath Court, Mechanicsville, MD 20659 was on February 24, 2015 appointed personal representative of the estate of Margaret E Wright who died on June 21, 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 24th day of August, 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.

SHARON L HOLLOWAY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 99026
116482 (3-5,3-12,3-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VICTOR LEWIS QUINICHETTE

Notice is given that Luke J Robinson, whose address is 319 Madison Street, Frederick, MD 21701 was on February 18, 2015 appointed personal representative of the estate of Victor Lewis Quinichette who died on January 4, 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 18th day of August, 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.

LUKE J ROBINSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 99036
116483 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**8106 KITTAMA DRIVE
CLINTON, MARYLAND 20735**

This property is being sold subject to deferred water and sewer facilities charges (private Front Foot Benefit charge) as recorded among the Land Records of Prince George's county, Maryland in Liber 27210 at folio 472.

By virtue of the power and authority contained in a Deed of Trust from Mary Carroll, dated April 25, 2008, and recorded in Liber 29719 at folio 707 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 31, 2015
AT 9:10 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 \$41,000.00 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 # 2012-23978)

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

116500 (3-12,3-19,3-26)

LEGALS

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.

Darlene Bishop Wills
William Thomas
Victor Palmetto Sunrise Court
Brandywine, MD 20613
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-11744**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of April, 2015, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of April, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$385,000.00. The property sold herein is known as 7208 Palmetto Sunrise Court, Brandywine, MD 20613.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116562 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

SHERRY L. MANGUM
12109 Windbrook Drive
Clinton, MD 20735
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-23449**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12109 Windbrook Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.

The report states the purchase price at the Foreclosure sale to be \$195,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116574 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

**TONETTE HARRIS AKA
TONETTE I. HARRIS FKA
TONETTE I. LEWIS
ANDRE D. HARRIS**
4705 Quimby Avenue
Beltsville, MD 20705
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-17957**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4705 Quimby Avenue, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.

The report states the purchase price at the Foreclosure sale to be \$231,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116560 (3-12,3-19,3-26)

LEGALS

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.

Samuel Moreira
Noris Moreira
10824 Montgomery Road
Beltsville, MD 20705
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-05798**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of April, 2015, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of April, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$378,061.88. The property sold herein is known as 10824 Montgomery Road, Beltsville, MD 20705.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116573 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DANIEL MUIGAI
12418 Gable Lane
Fort Washington, MD 20744
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-24082**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12418 Gable Lane, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.

The report states the purchase price at the Foreclosure sale to be \$229,500.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116576 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

NORMA J. SMALLWOOD
10109 Campus Way South, Unit
#70
Upper Marlboro, MD 20774
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-24194**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10109 Campus Way South, Unit #70, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.

The report states the purchase price at the Foreclosure sale to be \$157,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116580 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

JAMES PATTERSON DRAKE
MANDY GRAY DRAKE
JONATHAN C. LOVITT
6505 Cricket Place
District Heights, MD 20747
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-15731**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6505 Cricket Place, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.

The report states the purchase price at the Foreclosure sale to be \$249,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116572 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

RON A. GUMBS
DENNIS S. GUMBS
1808 Cedarwood Court
Hyattsville IRTA
Lanham Seabrook, MD 20785
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-15527**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1808 Cedarwood Court, Hyattsville IRTA Lanham Seabrook, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.

The report states the purchase price at the Foreclosure sale to be \$110,469.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116559 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MICHELLE PETTIES
915 Lake Shore Drive
Bowie, MD 20721
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-18151**

Notice is hereby given this 4th day of March, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 915 Lake Shore Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 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 April, 2015.

The report states the purchase price at the Foreclosure sale to be \$212,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116581 (3-12,3-19,3-26)

IT PAYS TO ADVERTISE!

The Prince George's Post

Call 301-627-0900

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**

**5834 EAST BONIWOOD TURN
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated November 30, 2004 and recorded in Liber 21289, Folio 497 among the Land Records of Prince George's Co., MD, with an original principal balance of \$199,999.00 and an original interest rate of 5.7500% 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 31, 2015 AT 11:16 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

116526 (3-12,3-19,3-26)

LEGALS

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

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

**4305 LAKEVIEW DR.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated September 22, 2004 and recorded in Liber 20389, Folio 703 among the Land Records of Prince George's Co., MD, with an original principal balance of \$231,960.00 and an original interest rate of 6.125% 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 31, 2015 AT 11:17 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.

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

116527 (3-12,3-19,3-26)

LEGALS

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

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

**11928 ST. FRANCIS WAY
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated September 26, 2005 and recorded in Liber 23704, Folio 546 among the Land Records of Prince George's Co., MD, with an original principal balance of \$405,000.00 and an original interest rate of 2.00000% 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 31, 2015 AT 11:18 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 \$45,000 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

116528 (3-12,3-19,3-26)

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**

**7201 STARBOARD DRIVE
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Amina Taylor, dated December 8, 2010 and recorded in Liber 32352, Folio 229 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,113.00, 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 24, 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

116437 (3-5,3-12,3-19)

LEGALS

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

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

**25 THURSTON DR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated March 20, 2006 and recorded in Liber 25805, Folio 158 among the Land Records of Prince George's Co., MD, with an original principal balance of \$544,185.00 and an original interest rate of 1.6% 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

APRIL 7, 2015 AT 11:24 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 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

116668 (3-19,3-26,4-2)

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**

**5301 FRAZIER TERR.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated November 22, 1991 and recorded in Liber 8127, Folio 167 among the Land Records of Prince George's Co., MD, with an original principal balance of \$172,125.00 and an original interest rate of 8.50000% 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

APRIL 7, 2015 AT 11:26 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

116670 (3-19,3-26,4-2)



PHOTO CREDIT: USGS BEE INVENTORY AND MONITORING LAB (FOUND IN QUEEN ANNE COUNTY, MARYLAND, A LOVELY TIPHIID WASP FROM CHINO FARM)

Wildlife of Maryland

The **Tiphiidae** (also known as the tiphiid wasps or, rarely, flower wasps) are a family of large solitary wasps whose larvae are almost universally parasitoids of various beetle larvae, especially those in the superfamily Scarabaeoidea.

Most species are small, but they can be up to 30 mm long. The females of some subfamilies (all Brachycistidinae, Diamminae, Methochinae, and Thynninae) are wingless, and hunt ground-dwelling (fossorial) beetle larvae, or (in one species) mole crickets. The prey is paralysed with the female's sting and an egg is lain on it so the wasp larva has a ready supply of food. In species where both sexes are winged, males are similar in size to the females, but are much more slender. The males of species with wingless females, however, are often much larger than the females and have wings, the adults mating in the air, with the female carried by the male's genitalia. Adults feed on nectar and are minor pollinators. As some of the ground-dwelling scarab species attacked by tiphiids are pests, some of these wasps are considered beneficial as biological control agents.

Quote of the Week



“...The world was really one bee yard, and the same rules work fine in both places. Don't be afraid, as no life-loving bee wants to sting you. Still, don't be an idiot; wear long sleeves and pants. Don't swat. Don't even think about swatting. If you feel angry, whistle. Anger agitates while whistling melts a bee's temper. Act like you know what you're doing, even if you don't. Above all, send the bees love. Every little thing wants to be loved.”

- Sue Monk Kidd

Horoscope (March 19 - 25)

Aries:Enthusiastic Rams are out to achieve this week, making plans and setting goals. Your heart will be in the right place, but you could easily overdo it with too much amour and capturing memories of the past. It's a week of vibrational changes with stresses in your career and public image.

Taurus:The Bull is ready to swing into career mode at the start of the week, setting out to create a good image, and focusing on social climbing and public relations. It's a week of energy-shifts in the area of your ideals, mind expansion and inner fears.

Gemini:The Twins start off delving into mental tasks and resource research before venturing out, ready for adventure and settling love matters. You'll also be embarking on changing energies within your resources and friendships.

Cancer:Crustaceans sweep into the week tackling relationship and career matters, before gaining emotional support and giving resource matters your attention. Focus on your personal aspirations, happiness, hopes, dreams and the emotional satisfaction that you gain within the role you play with others.Double-check information, arrangements and travel plans. Watch out for deception and make sure your communication is clearly understood.

Leo:The Lion begins the week with efficiency, but your feelings will turn towards love relationships as the You'll be in the spotlight and keen to climb the ladder of success and social acceptance. Creative work, good public relations, and popularity will give your career an important boost.

Virgo:For Virgo, the start of the week tests your efficiency when it comes to work, routine and health. Keep smiling, even though there could be someone upsetting your proficiency and organisational skills. Look to higher education, study of philosophy, cultural works of art, creativity and places that exemplify beauty. A foreigner could well take your fancy.

Libra:The Scales start the week turning from domestic issues to areas of creativity and entertainment. It's a sociable and outgoing mood, but matters of the heart could weigh you down temporarily. Good fortune and success is likely to come your way in money matters, joint incomes, other people's resources, business partnerships, investments, taxes, or loan applications. You'll learn to relate at a deeper level and find in-

terests in spirituality and psychology, or for some of you, the occult. Health issues could be psychosomatic.

Scorpio:Scorpions start the week feeling the emotional tug with home and family affairs as the innovative Moon in Aquarius moves into your 4th solar house. Use an unbiased viewpoint in settling spurts of differences. Spend more time with you-know-who and use your passion to inspire love. You'll be particularly sensitive, imaginative and dreamy, which is ideal for the aesthetic side to shine through in music, art, dancing, and photography.

Sagittarius:Archers begin the week taking care of finances and attending to family concerns. News on the home front will bring its fair share of emotional woes. Keep your health in check by not overindulging in lunchtime get-togethers. You could experience lofty ideas, but deception is also there, so clarify what others say to you if you are unsure of their motives. It will be a great day to put your creative expression into writing, poetry and music.

Capricorn:Sea Goats start the week by sorting out earnings, values and possessions. Some of this could leave you emotionally upset, due to ongoing changes on the domestic and family scene. When was the last time you saw a show or went out to a place of entertainment? Love will be in the air, so be social, enjoy your recreational time, and improve your relationship with children. Leave any decision-making for another day.

Aquarius:Water-Bearers start the week with the Moon in Aquarius brightening your personality and exuding personal magnetism. There could nevertheless be an emotional problem brewing over a partner or a friendship that has left you pondering whether they are worth pursuing. These feelings are only temporary, although certain secrets may come to light. Hold over decisions and contract signing.

Pisces:The Fishes begin the week engrossed in secret concerns over a love matter. Things may not be going according to plan, so you would rather hide your feelings. There'll be plenty of running around and socialising, meeting up with friends for coffee, phone calls and meetings. Open up your area of creativity by writing poetry to you-know-who, or start a blog.