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

8416 12TH AVE. SILVER SPRING, MD 20903

Under a power of sale contained in a certain Deed of Trust dated October 24, 2002 and recorded in Liber 16456, Folio 454 among the Land Records of Prince George's Co., MD, with an original principal balance of \$134,000.00 and an original interest rate of 5.12500% 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

APRIL 14, 2015 AT 11:33 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. Truste

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

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

6419 GWINNETT LA. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated March 7, 2005 and recorded in Liber 21841, Folio 241 among the Land Records of Prince George's Co., MD, with an original principal balance of \$368,000.00 and an original interest rate of 3.125% 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

APRIL 14, 2015 AT 11:34 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 \$43,000 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 ESENCE 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, 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 reseal the property. If Purchaser defaulted purchaser shall not be entitled to any surplus proceeds resulting from said defaulted purchaser's sole remedy, at ano cost of the defaulting purchase

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

(3-26,4-2,4-9) 116785

(3-26,4-2,4-9)

(3-26,4-2,4-9)

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

116783

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

07 I AMONT PLACE

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 4006 ENDERS LANE Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204 SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

COHN, GOLDBERG & DEUTSCH, L.L.C.

4213 TAUNTON DRIVE

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

1603 THOMAS RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated December 11, 2003 and recorded in Liber 18890, Folio 505 among the Land Records of Prince George's Co., MD, with an original principal balance of \$154,000.00 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

APRIL 14, 2015 AT 11:35 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 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 unde

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

116784

HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Pamela R. Young, dated September 14, 2007 and recorded in Liber 28738, Folio 190 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$295,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 21, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds 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 BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Mary J. Harris and Nimrod J. Harris, dated January 8, 2004 and recorded in Liber 19260, Folio 680 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$192,136.00, and an original interest rate of 4.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 21, 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 \$20,000.00 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 ex-pressly 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 inci-dental 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

(4-2,4-9,4-16) 116878

BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Joseph M. Lopez and Marina Lopez, dated February 22, 2006 and recorded in Liber 24493, Folio 727 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$357,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 21, 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 \$50,000.00 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

(4-2,4-9,4-16)

(4-2,4-9,4-16) 116877

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6822 PURPLE LILAC LANE CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Nathaniel Wright and Sabrina Tolbert Wright, dated August 22, 2008, and recorded in Liber 30059 at folio 136 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 14, 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.

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$750.00 due on the first day of January in each and every year

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 \$52,000.00 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 6.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser, is sole rate. These 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 is 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.

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

LEGALS

BWW LAW GROUP LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

116753

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7609 LOTUS COURT LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Chantel Upshur Myles, dated April 22, 2004, and recorded in Liber 19669 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

APRIL 14, 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 \$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 5.25% 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, up 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 have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purechaser shall he

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

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116636

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 binnited to the refund of the deposit to the purchaser. Purchaser shall be limited to the refund of the deposit to the purchaser. 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 purchaser at the foreclosure sale shall assume the risk of loss for the purchaser at the foreclosure sale shall assume the risk of loss

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

LEGALS

(<u>3-19,3-26,4-2)</u>

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

> 12712 KESWICK LA. BOWIE MD 20715

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9700 SOUTH SHUTTLE CT.

116754

(3-26,4-2,4-9)

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 govern-mental 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 sub-ject 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 prop-erty 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.

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 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 unde

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

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. Trust

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

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)

<u>116646</u>

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

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

The Prince George's Post Serving Prince George's County

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

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

10516 JOYCETON DRIVE UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Mavis Brefo, dated February 12, 2008, and recorded in Liber 29377 at folio 195 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 21, 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 \$31,000.00 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 overt settle. will be no abatement of interest due from the purchaser in the event settle-ment 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 # 2012-27119)

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

116884

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8467 SNOWDEN OAKS PL. **LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust dated March Prince George's Co., MD, with an original principal balance of \$285,000.00 and an original interest rate of 3.50% 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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

204 HILL ROAD HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Christine J. Spencer, dated November 2, 2005, and recorded in Liber 24080 at folio 260 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 21, 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 \$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 8.855% 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 a charter at the risk and cost of the property in the purchaser. 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 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 as-sumed 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. Pur-chaser 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. (<u>Matter # 14-602429</u>)

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

(4-2,4-9,4-16) 116885

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

7604 CARDINAL LA. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 14, 2006 and recorded in Liber 25164, Folio 105 and re-recorded in Liber 36296, Folio 195 among the Land Records of Prince George's Co., MD, with an original principal balance of \$180,000.00 and an original interest rate of 7.5000% 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.),

LEGALS

v.

NOTICE

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

Substitute Trustees, Plaintiffs

MARY E. WOLTZ 5213 Whitfield Chapel Road Lanham, MD 20706 Defendant(s)

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-35791

Notice is hereby given this 25th day of March, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 5213 Whitfield Chapel Road, Lanham, MD 20706, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contempt the town on an the contrary thereof be shown on or before the 27th 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 27th day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$192,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk (4-2, 4-9, 4-16)116916

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

NOTICE

Substitute Trustees,

Plaintiffs

Defendant(s)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Carrie M. Ward, et al.

LOLISA TUCKER

910 Opus Avenue Capitol Heights, MD 20743

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-29123

Notice is hereby given this 25th 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 910 Opus 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 be-

fore the 27th 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 27th day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$245,669.12.

<u>116917</u> (4-2,4-9,4-16)

LEGALS

Plaintiffs

Defendants

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

Ernest Haskins, a/k/a Earnest Haskins a/k/a Ernest D. Haskins April Lanier, a/k/a April Haskinn a/k/a April L. Haskins a/k/a April R. Lanier 6524 Columbia Terrace Hyattsville, MD 20785

(4-2,4-9,4-16)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29186

Notice is hereby given this 23rd day of March, 2015 by the Circuit Court for Prince George's County, that the sale of the Property men tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 23rd day of April, 2015, provided a copy of this notice be pub-

NOTICE

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

Substitute Trustees, Plaintiffs

MARY W. PAYNE AKA MARY H. PAYNE

WALTER A. PAYNE, JR. 8 Alexandria Overlook Drive Oxon Hill, MD 20745 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29439

Notice is hereby given this 25th 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 8 Alexandria Over-look Drive, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th 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 27th day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$271,000.00.

APRIL 21, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing 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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any renzyment agreement reinstated or paid off the loan prior to the sale 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

<u>116817</u>

(4-2,4-9,4-16)

APRIL 21, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 sub-ject 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 mar-ketable 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

(4-2, 4-9, 4-16)

lished in a newspaper of general circulation in Prince George's County, once in each of three succes sive weeks before the 23rd day of

sive weeks before the 23rd day of April, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$133,300.00. The property sold herein is known as 6524 Columbia Terrace, Hyattsville, MD 20785.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116866 (4-2,4-9,4-16)

NOTICE

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

> Substitute Trustees, Plaintiffs

> > Defendant(s)

MATTHEW L. W. MAYHUGH 34 Avondale Street Laurel, MD 20707

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-25723

Notice is hereby given this 25th 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 34 Avondale Street, Laurel, MD 20707, 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 27th 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 27th day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$116,100.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116919</u> (4-2, 4-9, 4-16)

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116918 (4-2, 4-9, 4-16)

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs. PROVIDENCE GLOBAL DESIGN BUILD, LLC, A VIRGINIA LIM-ITED COMPANY C/O HERBERT OSCAR GILL, JR., SOLE MEMBER AND MANAGING MEMBER 147 W. Farmington Road Accokeek, MD 20607

Defendant(s)

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

Case No. CAEF 14-36522

Notice is hereby given this 25th 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 147 W. Farmington Road, Accokeek, MD 20607, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 27th day of April, 2015, next, provided a copy of this NO-TICE be inserted in some newspaper published in said County once in each of three successive weeks before the 27th day of April, 2015,

next. The Report of Sale states the amount of sale to be One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00).

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116933</u> (4-2,4-9,4-16)

The Prince George's Post Serving Prince George's County

<u>116818</u>

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 ortrance, Decated on Main St.) on 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing 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 pur-chaser. 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 sub-ject 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 prop-erty 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 mar-ketable 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

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

<u>116654</u>

116650

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" con-dition and subject to conditions, restrictions and agreements of record affect-ing 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 prop-erty 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 mar-ketable 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

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

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 outpanded and Sub and 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" con-dition 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 pur-chase 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 pur-chaser. 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 sub-ject 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 mar-ketable 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

(3-19.3-26.4-2)

LEGALS

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LEGALS

McCabe, Weisberg & Conway, LLC

McCabe, Weisberg & Conway, LLC

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 prop-erty 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 as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of reado. The purchaser shall be responsible for the another provide rent of the around rent 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 date and any structure. Purchaser was the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser 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)

<u>116637</u>

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 prop-erty 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 settlewill be no abatement of interest due from the purchaser in the event settle-ment 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 as-sumed 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. Purpurchaser shall have no further claim against the Substitute Trustees. Pur-chaser 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 # <u>2013-41975</u>)

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

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 ad-dress 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.

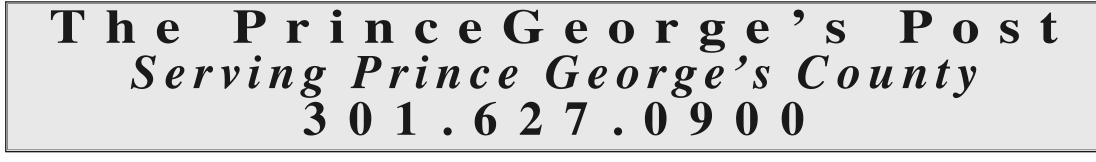
Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of 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 prop-erty 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 as-sumed 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 ground rent association dues, in any, stain 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. Purpurchaser shall have no further claim against the Substitute Trustees. Pur-chaser 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 # <u>2011-18465</u>)

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)

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



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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. Truste

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

116651

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

BWW LAW GROUP, LLC Executive Boulevard Suite

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

LEGALS

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. 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 than y such event, this sale shall be null and void, and the Purchaser's sole rems, 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

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

(3-19,3-26,4-2) 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 COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 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 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 file and cost of the defaulting purchaser save any the resell the property at the risk and cost of the defaulting purchaser. The default

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

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 reself 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 pro-ceeds 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

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 aives 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 di-rected 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 pro-ceeds 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

(3-19,3-26,4-2) 116744

14040 NEW ACADIA LANE, UNIT 305 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from James E. Jones, dated September 24, 2007 and recorded in Liber 28832, Folio 641 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$217,054.95, and an original interest rate of 5.150%, 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 14, 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 \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 vaives 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 di-rected 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 pro-ceeds 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

(3-26,4-2,4-9)

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

116631

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

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

4221 30TH STREET MOUNT RAINIER, MARYLAND 20712

By virtue of the power and authority contained in a Deed of Trust from Delise Holloman aka Delise E Holloman, dated March 26, 2008, and recorded in Liber 29596 at folio 530 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 14, 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 \$30,000.00 at the time of sale. If the noteholder and/or servicer cretion, 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 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 prop-erty 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 settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other ment 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 as-sumed 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. Pur-chaser 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 # <u>2012-27044</u>)

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

116751

LEGALS

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

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

11109 JOYCETON DRIVE UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Joycelin Bennett-Shikmut aka Jocelin aka Bennett-Shikmut and Joseph Shik mut, dated September 13, 2004, and recorded in Liber 20504 at folio 715 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

LEGALS

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

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

607 COVER LANE ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Gerald Innocent and Nathalie Mondesir-Innocent, dated December 6, 2006, and recorded in Liber 28287 at folio 636 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned 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 21, 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 \$45,000.00 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 7.1% 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 prop-erty 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 settle-ment 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 # <u>14-605180</u>)

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

116887

(3-26,4-2,4-9)

(4-2,4-9,4-16)

(4-2,4-9,4-16)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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**

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5734 JOAN LANE TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Otis Chandler, dated December 17, 2008, and recorded in Liber 30295 at folio 174 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 21, 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 \$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 5.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be a batternet of interest due from the purchaser in the operation. will be no abatement of interest due from the purchaser in the event settle-Will be no abatement of interest due from the purchaser in the event settle-ment 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 as-sumed 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 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 by our relation of the end of the sale shall be very shall be end of the sale of the sale of the sale of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-24650)

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

LEGALS

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

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

5805 63RD PLACE RIVERDALE, MARYLAND 20737

By virtue of th Deed of Trust fr contained Wallace R. Deal, dated October 10, 2007, and recorded in Liber 28865 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

116888

APRIL 14, 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.75% 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 settle-ment 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 as-sured hore of the purchaser. sumed 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 # <u>14-605341</u>)

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

116752

(3-26,4-2,4-9) 116640

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 data time purchaser in the event settle. 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 # <u>14-601512</u>)

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

APRIL 21, 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 \$16,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 prop-erty 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 as-umed there by the purchaser. Condeminium fore and/or homeournes sumed 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 # 2011-16370)

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

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

116889

(4-2, 4-9, 4-16)



Call Brenda Boice at 301 627 0900



Fax (301) 627-6260

* * * * *

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

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

5714 FALKLAND PLACE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Gregory J. Furr, dated November 14, 2005, and recorded in Liber 23555 at folio 607 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 21, 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. 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 5.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty 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 settle-ment is delayed for any reason. Tayse ground rent water rent and all other ment 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 as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of render or the purchaser shall be responsible for the argument of the argund rent association dues, in 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 date and any state to explorit the Substitute Trustees. purchaser shall have no further claim against the Substitute Trustees. Pur-chaser 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 # 2012-23415)

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

<u>11689</u>3

(4-2,4-9,4-16)

sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of 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 # 14-603632)

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

<u>116894</u>

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

7003 GIDDINGS DR.

CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August

recorded in Liber

(4-2,4-9,4-16)

(4-2,4-9,4-16)

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

2804 QUAY AVE. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated May 2, 2007 and recorded in Liber 27810, Folio 544 among the Land Records of LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

7009 CHERRYFIELD ROAD FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Isalia Berrios and Julio Berrios, dated December 20, 2005, and recorded in Liber 24228 at folio 223 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 21, 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 \$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 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 prop-erty 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 settle-ment 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 as-sumed thereafter by the purchaser. Condominium fees and/or homeowners cretion, for \$27,000.00 at the time of sale. If the noteholder and / or servicer 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. Pur-

LEGALS

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

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

1530 SHELLFORD LANE ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from LaTonya Porter and Cheaz Porter, dated August 26, 2006, and recorded in Liber 28004 at folio 644 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 21, 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 \$44,000.00 at the substitute Trustees may determine, at their sole dis-cretion, for \$44,000.00 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 propwithin infeen days of ratification, the deposit will be forfieled and the prop-erty 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 settle-ment 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 as-ment district charges to be adjusted for the current year to the date of sale, and asdistrict charges to be adjusted for the current year to the date of sale, and as-sumed 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. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser 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 # 2011-09905)

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

<u>116895</u>

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5814 CHOCTAW DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated December Prince George's Co., MD, with a modified principal balance of \$199,964.38 and an original interest rate of 4.94000% 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

Prince George's Co., MD, with an original principal balance of \$254,000.00 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

APRIL 21, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$11,000 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 govern-mental 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 sub-ject 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 prop-erty 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 mar-ketable title, or if ratification of the cole is deviated by the Cietable 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

THE PRINCE

GEORGE'S POST

116824

Prince George's Co., MD, with an original principal balance of \$312,253.00 and an original interest rate of 4.5% 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 21, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing 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 pur-chase 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity, as a condition to recordation are navable by nurchaser. mental 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 sub-ject 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 mar-ketable 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

CALL

301.627.0900

email brendapgp@gmail.com

(4-2, 4-9, 4-16)

116825

APRIL 21, 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" con-dition 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 pur-chase 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, 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 sub-ject 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 properity 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 mar-ketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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(4-2,4-9,4-16)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6812 LEYTE DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated April 25, 2007 and recorded in Liber 27749, Folio 698 among the Land Records of Prince George's Co., MD, with an original principal balance of \$240,000.00 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

APRIL 21, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing 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 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governrecordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into ing, 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 prop-erty 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 marpurchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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(4-2,4-9,4-16)

116781

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

6223 43RD AVE. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated October 1, 2004 and recorded in Liber 22974, Folio 739 among the Land Records of Prince George's Co., MD, with an original principal balance of \$352,000.00 and an original interest rate of 6.25000% default having occurred under the ward the Col. Terretor with early the Construction of the Constructio 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 14, 2015 AT 11:31 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. 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

(3-26, 4-2, 4-9)

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

116826

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

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

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1206 ALICIA DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 3, 2006 and recorded in Liber 24522, Folio 714 among the Land Records of Prince George's Co., MD, with an original principal balance of \$1,000,000.00 and an original interest rate of 6.75000% 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 14, 2015 AT 11:32 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$100,000 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 the date of sale to the date funds are received by the Sub. Irustees, 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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 mar-ketable 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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

116782 (3-26, 4-2, 4-9)

155 POTOMAC PASSAGE, UNIT #906 OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated April 20, 2010 and recorded in Liber 31716, Folio 413 among the Land Records of Prince George's Co., MD, with an original principal balance of \$237,518.00 and an original interest rate of 5.0% 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

APRIL 21, 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 described as Unit No. 906, One National Harbor Condominium and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" con-dition 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 govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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 mar-ketable 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

<u>116827</u>

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" con-dition and subject to conditions, restrictions and agreements of record affect-ing 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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement reinstated or paid off the loan prior to the sale 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

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

Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 (4-2,4-9,4-16) 116659 (3-19,3-26,4-2) 116657

P R I N C E G E O R **G E** S Т H E Р S Т E W S Ρ A 0 Ρ E Ν R 3 2 7 9 С L L 0 1 0 0 Α 0

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 affect-ing 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 pur-chase 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 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 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 sub-ject 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 mar-ketable 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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

6605 OAKLAND AVENUE RIVERDALE, MARYLAND 20737

By virtue of the power and authority contained in a Deed of Trust from Brenda D Elliott and Richard D Elliott, dated October 30, 2006, and recorded in Liber 27573 at folio 454 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 21, 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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 have no further claim against the Substitute Trustees.

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

(4-2, 4-9, 4-16)

116896

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 13006 SALFORD TERRACE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Alis Adjahoe, dated April 18, 2007 and recorded in Liber 28571, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, 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 **APRIL 21, 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.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

11322 CHERRYHILL ROAD CONDO 304 BELTSVILLE, MARYLAND 20705

By virtue of the power and authority contained in a Deed of Trust from Randall S Hankins, dated September 25, 2007, and recorded in Liber 31583 at folio 193 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 21, 2015 AT 9:18 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 10.14% 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 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 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. 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 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 purchaser at the foreclosure sale shall assume the risk of loss for the purchaser at the foreclosure sale shall assume the risk of loss for the property.

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 116897 (4-2,4-9,4-16)

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 6005 RAVENSWOOD ROAD RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust from Emmanuel K. Koffie-Lart, dated June 28, 1993 and recorded in Liber 8873, Folio 420 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$139,500.00, 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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

14215 WATER FOWL WAY UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Plasye C Glass, dated June 27, 2005, and recorded in Liber 22850 at folio 044 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 21, 2015

AT 9:20 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 \$51,000.00 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 assessociation 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. Purchaser shall be responsible for othe added of no effect, and the purchaser shall be responsible for beal and for no effect, and the purchaser shall be responsible for beal and for no effect, and the purchaser shall be responsible for balancaser shall assume the risk of loss for the p

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

116898

(4-2,4-9,4-16)

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 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 \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure survey on the overt the defaulting nucleon chall be liable for the 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 inci-dental 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

<u>116883</u>

heduled, on next weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 21, 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 \$9,000.00 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected 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

(4-2,4-9,4-16) 116633

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 the the time of the regular mail directed to the address previded by each bidden at the time of the regular mail directed to the address previded by a sold bidden at the time of the regular mail directed to the address previded by a sold bidden at the time of the regular mail directed to the address previded by a sold bidden at the time of the regular mail directed to the address previded by a sold bidden at the time of the regular mail directed to the address previded by the sold bidden at the time of the regular mail directed to the address previded by the sold bidden at the time of the regular mail directed to the address previded by the sold bidden at the time of the regular mail directed to the address previded by the sold bidden at the time of the regular mail directed to the address previded by the sold bidden at the time of the regular mail directed to the address previded by the sold bidden at the time of the regular mail directed to the address previded by the sold bidden at the time of the regular mail directed to the sold bidden at the time of the regular mail directed to the sold bidden at the time of the regular mail directed to the sold bidden at the time of the regular mail directed to the sold bidden at the time of the regular mail directed to the sold bidden at the time of the regular mail directed to the sold bidden at the time of the regular mail directed to the sold bidden at the time of the regular mail directed to the sold bidden at the time of the regular mail directed to the sold bidden at the time of the regular mail directed to the sold bidden at the time of the regular mail directed to the sold bidden at the time of the regular mate rected 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 inci-dental 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

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



(4-2,4-9,4-16)

<u>116899</u>



CALL 301.627.0900 email brendapgp@gmail.com

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs vs. ALISA HOWELL JOHN W. SMITH 1961 Addison Road South, Unit # 1961 District Heights, MD 20747

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27820

Defendant(s)

Notice is hereby given this 23rd 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 1961 Addison Road South, Unit # 1961, District Heights, MD 20747, 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 23rd 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 23rd day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$55,250.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (4-2,4-9,4-16) 116871

NOTICE

Richard E. Solomon Richard J. Rogers Edward S. Cohn Stephen N. Goldberg Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs John A. Rodriguez 14002 Korba Place 4F Laurel, MD 20707 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-24076

Notice is hereby given this 25th day of March, 2015 by the Circuit ourt for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 27th 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 succes-sive weeks before the 27th day of

NOTICE

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

Substitute Trustees, Plaintiffs vs. NAUDREA DALEY AKA N. DALEY

5101 Addison Road Capitol Heights, MD 20743 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29409

Notice is hereby given this 23rd 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 5101 Addison Road, Capitol Heights, MD 20743, 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 23rd 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 23rd day of April, 2015. The report states the purchase

price at the Foreclosure sale to be \$136,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116873</u> (4-2,4-9,4-16)

NOTICE

LEGALS

tate of

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. Gale Hoes, Personal Representative for the Es-

Defendant

George's County, Maryland Case No. CAEF 14-31005

Notice is hereby given this 25th 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 27th day of April, 2015, pro-vided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 27th day of April, 2015. The Report of Sale states the

amount of the foreclosure sale price to be \$278,547.11. The property sold herein is known as 7619 Covent Gardens Court, Hyattsville, MD

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116922 (4-2,4-9,4-16)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls Donald P. Griswold 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs

Beverly J. Bess 1213 Van Buren Drive Fort Washington, MD 20744 Defendant

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27792

Notice is hereby given this 23rd 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 23rd day of April, 2015, pro-vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three succesweeks before the 23rd day of April, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$156,658.03. The property sold herein is known as 1213 Van Buren Drive, Fort Washington, MD 20744.

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. Kimberly Fox, Personal Representative for the Es-

Mary V. Eaton 5903 40th Avenue Hyattesville, MD 20782 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-00234

Notice is hereby given this 25th day of March, 2015 by the Circuit Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 27th day of April, 2015, provided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 27th day of April, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$280,000.00. The property sold herein is known as 5903 40th Av-enue, Hyattsville, MD 20782.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116923 (4-2, 4-9, 4-16)

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.

Dena C. Wynn 2907 West Grove Upper Marlboro, MD 20774 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27622

Notice is hereby given this 23rd day of March, 2015 by the Circuit Court for Prince George's County, that the sale of the Property men tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 23rd day of April, 2015, pro-vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three succes-

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

Henry Allen, a/k/a Henry Montague Allen 4510 Bishop Mill Drive Upper Marlboro, MD 20772 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27875

Notice is hereby given this 25th 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 27th day of April, 2015, pro-vided 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 27th day of April, 2015. The Report of Sale states the

amount of the foreclosure sale price to be \$143,680.75. The property sold herein is known as 4510 Bishop Mill Drive, Upper Marlboro, MD 20772.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (4-2,4-9,4-16) <u>116920</u>

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

Carole Anna Rollins Erik A. Rollins, Personal Representative for the Estate of Elwood Arthur Rollins 5708 Beecher Street Landover, MD 20785 Defendants

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-31388

Notice is hereby given this 25th day of March, 2015 by the Circuit Court for Prince George's County, that the sale of the Property men tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 27th 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 succes-

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

Brian A. Holmes 3331 Huntley Square Drive C-2 Temple Hills, MD 20748 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-00235

Notice is hereby given this 25th 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 con-trary thereof be shown on or before the 27th day of April, 2015, provided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three succes-sive weeks before the 27th day of April 2015

April, 2015. The Report of Sale states the amount of the for<u>e</u>closure sale price to be \$39,990.00. The property sold herein is known as 3331 Huntley Square Drive C-2, Temple Hills, MD

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116924</u> (4-2,4-9,4-16)

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

E. D. Middleton, Jr., a/k/a Edward D. Middleton, Jr. 4110 Leisure Drive Temple Hills, MD 20748 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-31386

Notice is hereby given this 23rd 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 con-trary thereof be shown on or before the 23rd 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 succes-

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

Charles Sumner Fleet, Jr. 7917 Tyler Street Lanham/Glenarden, MD 20706 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-24451

Notice is hereby given this 25th 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 27th day of April, 2015, pro-vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three succesefore the day o April, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$252,566.64. The property sold herein is known as 7917 Tyler Street, Lanham/Glenarden, MD 20706.

tate of Debra L. Minor 7619 Covent Gardens Court Hyattsville, MD 20785 In the Circuit Court for Prince

April, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$90,000.00. The property herein is known as 14002 Korba Place 4F, Laurel, MD 20707.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116925 (4-2, 4-9, 4-16)

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116926 (4-2, 4-9, 4-16)

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116851 (4-2, 4-9, 4-16) sive weeks before the 23rd day of

April, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$252,524.23. The property sold herein is known as 2907 West Grove, 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 116856 (4-2,4-9,4-16) sive weeks before the 27th day of

April, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$206,334.93. The property sold herein is known as 5708 Beecher Street, Landover, MD 20785.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116921 (4-2, 4-9, 4-16) sive weeks before the 23rd day of April, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$162,000.00. The property sold herein is known as 4110 Leisure Drive, Temple Hills, MD 20748.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116859 (4-2, 4-9, 4-16)

NOTICE

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

Substitute Trustees, Plaintiffs v.

MILDRED INEZ JUBIEN 1836 Metzerott Road, Unit # 1720 Adelphi, MD 20783 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27953

Notice is hereby given this 25th 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 1836 Metzerott Road, Unit # 1720, Adelphi, MD 20783, 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 27th 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 27th day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$48.000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116903</u> (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees

Plaintiffs DENA LYN GRAZIANO-RODGERS FKA DENA GRAZIANO 4517 Captain Duval Drive

Upper Marlboro, MD 20772 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-18149

Notice is hereby given this 25th 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 4517 Captain Duval Drive, Upper Marlboro, MD 20772, 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 27th 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 27th day of April, 2015. The report states the purchase price at the Foreclosure sale to be \$199,000.00

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

True Copy—Test:

NOTICE

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

> Substitute Trustees, Plaintiffs

JOHN W. TWYMAN, III GERALDINE H. TWYMAN 9621 Gwynndale Drive Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-32063

Notice is hereby given this 25th day of March, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the propand described as 9621 Gwynndale 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 27th 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 27th day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$277,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (4-2, 4-9, 4-16)<u>116904</u>

NOTICE

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

Substitute Trustees, Plaintiffs

v.

REBECCA A. OLSON 3305 Huntley Square Drive, Unit # Temple Hills, MD 20748 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-36527

Notice is hereby given this 25th 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 3305 Huntley Square Drive, Unit # T2, 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 27th 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 27th day of April, 2015. The report states the purchase price at the Foreclosure sale to be

\$19*.*800.00. SYDNEY J. HARRISON

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test:

NOTICE

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

LEGALS

V.

Substitute Trustees, Plaintiffs BLAKE E. DUSTAN CATHERINE A. DUSTAN

2000 Spring Grove Drive Accokeek, MD 20607 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-32417

Notice is hereby given this 25th 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 2000 Spring Grove Drive, 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 27th 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 27th day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$146.000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116906</u> (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees, Plaintiffs

IDA STOVER AKA IDA M. STOVER 6613 Weston Avenue Capitol Heights, MD 20743

Defendant(s) In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 15-00149

Notice is hereby given this 25th 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 6613 Weston Avenue, Capitol Heights, MD 20743, 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 27th 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 27th day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$160,000.00.

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

NOTICE

IN THE MATTER OF: Suheyli Amaranta Espinal

FOR THE CHANGE OF

NAME TO: Suheyli Amaranta Espinal Hip

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 15-03700

change the name of (Minor Child) Suheyli Amaranta Espinal to

The latest day by which an objec-

tion to the Petition may be filed is

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

NOTICE

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 14-15397

March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 15414 North Platte Court,

Bowie, Maryland 20716 mentioned

in these proceedings, made and reported by Laura H. G. O'Sullivan, et

al., Substitute Trustees, be ratified

and confirmed, unless cause to the

contrary thereof be shown on or be-

fore the 27th 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

The report states the amount of sale to be \$161,054.35.

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

27th day of April, 2015, next.

True Copy—Test: Sydney J. Harrison, Clerk

ORDERED, this 25th day of

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

Substitute Trustees

vs.

Veronica L Main

(3-26)

Plaintiffs

Defendant

Suheyli Amaranta Espinal Hip.

April 20, 2015.

116809

A Petition has been filed to

(4-2,4-9,4-16)

True Copy—Test: Sydney J. Harrison, Clerk

116913

NOTICE

Rockville, MD 20852

PAUL WILLIAM JACKSON

12318 Rollys Ridge Avenue Upper Marlboro, MD 20774

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-29327

Notice is hereby given this 25th 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 12318 Rollys Ridge Avenue, Upper Marlboro, MD 20774, 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 27th 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

The report states the purchase price at the Foreclosure sale to be

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852

1931 South Addison Road, Unit #

In the Circuit Court for Prince

George's County, Maryland

Case No. CAEF 14-25845

Notice is hereby given this 25th 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 1931 South Addi-

son Road, Unit # 1931, District Heights, MD 20747, made and re-

will be RATIFIED AND CON-FIRMED, unless cause to the con-

trary thereof be shown on or before

the 27th 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 27th

The report states the purchase price at the Foreclosure sale to be

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

day of April, 2015.

True Copy-Test:

53,210.00.

District Heights, MD 20747

(4-2,4-9,4-16)

Substitute Trustees

Plaintiffs

Defendant(s)

v.

True Copy—Test: Sydney J. Harrison, Clerk

Carrie M. Ward, et al.

SYLVIA KNIGHT

before the 27th day of April, 2015.

\$258,172.34.

116907

v.

1931

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

Plaintiffs

Defendant(s)

Substitute Trustees

6003 Executive Blvd., Suite 101 Rockville, MD 20852

HENRIETTA ANNIE MARIA Hyattsville, MD 20785 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-32226

Notice is hereby given this 25th 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 1904 Bender Court, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof he choure on or before trary thereof be shown on or before the 27th 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 27th day of April, 2015.

\$55,283.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees

KEITH D. LEE 15922 Edgeview Terrace Bowie, MD 20716

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-25844

Plaintiffs

Defendant(s)

Notice is hereby given this 25th 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 15922 Edgeview Terrace, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 27th 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 27th day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$208.250.00.

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

True Copy—Test:

NOTICE

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

> Substitute Trustees, Plaintiffs

WILLIE C. COLEMAN ALEAN W. COLEMAN 8902 Shannan Drive IRTA 8902 Shannon Drive Clinton, MD 20735 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-25898

Notice is hereby given this 25th day of March, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the proprty mentioned in the sale of the prop-erty mentioned in these proceedings and described as 8902 Shannan Drive, IRTA 8902 Shannon 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 27th 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 27th day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$183,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

116909 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees, Plaintiffs

ROBERT L. YOUNG 5412 Brenner Street Capitol Heights, MD 20743 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29325

Notice is hereby given this 25th 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 5412 Brenner Street, Capitol Heights, MD 20743, 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 27th 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 27th day of April, 2015. The report states the purchase

price at the Foreclosure sale to be \$82,000.00.

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

LEGALS

NOTICE

Carrie M. Ward, et al.

Substitute Trustees Plaintiffs

HOLIDAY JOHNSON A/K/A HENRIETTA H. JOHNSON 1904 Bender Court

The report states the purchase price at the Foreclosure sale to be

True Copy—Test: Sydney J. Harrison, Clerk

116905

Sydney J. Harrison, Clerk 116910 (4-2,4-9,4-16)

NOTICE

IN THE MATTER OF: **Trionna Nakia Brooks**

FOR THE CHANGE OF NAME TO: Trionna Nakia Watson III

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

Case No. CAE 15-05076

A Petition has been filed to change the name of Trionna Nakia Brooks to Trionna Nakia Watson III.

The latest day by which an objection to the Petition may be filed is April 20, 2015.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland <u>116797</u> (3-26)

NOTICE

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

vs.

Eric Wingard

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

Defendant

CIVIL NO. CAEF 14-18157

ORDERED, this 25th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, PRINCE GEORGE 5 COULT, Maryland, that the sale of the prop-erty at 4111 Decatur Street, Hy-attsville, Maryland 20781 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 27th 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 27th day of April, 2015, next.

The report states the amount of sale to be \$220,500.00.

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

True Copy—Test: Sydney J. Harrison, Clerk

(4-2,4-9,4-16)

116928

Sydney J. Harrison, Clerk 116911 (4-2,4-9,4-16)

NOTICE IN THE MATTER OF:

Bich Thi Ngoc Tran FOR THE CHANGE OF NAME TO:

Thi N Tran

In the Circuit Court for Prince George's County, Maryland Case No. CAE 15-05204

A Petition has been filed to change the name of Bich Thi Ngoc Tran to Thi N Tran.

The latest day by which an objection to the Petition may be filed is April 20, 2015.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland 116798 (3-26)

NOTICE

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

VS. Christina Dukes

Defendant

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

CIVIL NO. CAEF 14-11892

ORDERED, this 25th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 5516 Trout Run Road, Clinton, Maryland 20735 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 before the 27th day of April, 2015 next, provided a copy of this Notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 27th day of April, 2015, next.

The report states the amount of 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

(4-2,4-9,4-16) <u>116931</u>

To Subscribe

<u>116932</u>

(4-2,4-9,4-16)



THE

<u>116930</u>

Sydney J. Harrison, Clerk <u>116915</u> (4-2, 4-9, 4-16)

NOTICE

IN THE MATTER OF: Kya Nuru McCall

FOR THE CHANGE OF NAME TO: Kya Nura Trotter-McCall

In the Circuit Court for Prince George's County, Maryland Case No. CAE 15-05029

A Petition has been filed to change the name of (Minor Child) Kya Nuru McCall to Kya

Nura Trotter-McCall. The latest day by which an objec-tion to the Petition may be filed is April 20, 2015.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland 116807 (3-26)

NOTICE

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

Chris Henderson and Katedra Sullivan

vs.

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

Defendants

CIVIL NO. CAEF 14-17830

ORDERED, this 25th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 505 Biddle 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 27th 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 be-fore the 27th day of April, 2015, next.

The report states the amount of sale to be \$169,000.00. SYDNEY J. HARRISON

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

(4-2,4-9,4-16)

True Copy—Test: Sydney J. Harrison, Clerk <u>116912</u> (4-2,4-9,4-16)

Kirk Darnell Ralls II

NAME TO:

April 20, 2015.

116801

FOR THE CHANGE OF

Kirk Darnel Baltimore-Ralls

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 15-03828

A Petition has been filed to change the name of Kirk Darnell Ralls II to Kirk Darnel Baltimore-Ralls.

The latest day by which an objection to the Petition may be filed is

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

NOTICE

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 14-35730

ORDERED, this 25th day of

March, 2015 by the Circuit Court of

PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 9807 Jacqueline Drive, Fort

Washington, Maryland 20744 men-

tioned in these proceedings, made and reported by Laura H. G. O'Sul-

livan, et al., Substitute Trustees, be

ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper pub-

lished in said County once in each

of three successive weeks before the 27th day of April, 2015, next.

The report states the amount of sale to be \$190,000.00.

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

True Copy—Test: Sydney J. Harrison, Clerk

<u>116927</u>

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

Substitute Trustees

Ana I Montoya and Santos M Henriquez

vs.

NOTICE

IN THE MATTER OF: IN THE MATTER OF: Jacob Melendez

(3-26)

Plaintiffs

Defendants

FOR THE CHANGE OF NAME TO: Jacob David Maradiaga

In the Circuit Court for Prince George's County, Maryland Case No. CAE 15-05229

A Petition has been filed to change the name of (Minor Child) Jacob Melendez to Jacob David Maradiaga.

The latest day by which an objection to the Petition may be filed is April 20, 2015.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland <u>116810</u> (3-26)

NOTICE

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

vs.

Iose Henriquez aka Jose A. Henriquez and Argelia Henriquez Defendants

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

CIVIL NO. CAEF 14-36693

ORDERED, this 25th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 3501 Randall Road, Suitland, Maryland 20746 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 27th 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 be-fore the 27th day of April, 2015, next.

The report states the amount of sale to be \$71,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

(4-2,4-9,4-16)

CALL 301.627.0900

116929

(4-2,4-9,4-16)

email brendapgp@gmail.com

Svdnev I. Harrison, Clerk <u>116914</u> (4-2,4-9,4-16)

NOTICE

V.

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, APRIL 14, 2015 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND

2:30 P.M.

Notice is hereby given that on Tuesday, April 14, 2015 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-11-2015 - A RESOLUTION CONCERNING MARYLAND-NA-TIONAL CAPITAL PARK AND PLANNING COMMISSION for the purpose of transferring certain appropriations between certain projects in the Fiscal Year 2015 Capital Budget for the Department of Parks and Recreation.

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. Tele-phone (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 Redis C. Floyd

ATTEST:

116936

V.

Clerk of the Council

Carrie M. Ward, et al.

Rockville, MD 20852

WAYNE M. PROCTOR KAREN A. PROCTOR

Riverdale, MD 20737

6411 Taylor Road

NOTICE

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-29448

Notice is hereby given this 25th 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 6411 Taylor Road,

Riverdale, MD 20737, 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 27th 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 27th

The report states the purchase price at the Foreclosure sale to be \$291,000.00.

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

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

WILLIAM L. MARTIN JACQUELINE BAKER-MARTIN 12424 Hillantrae Drive

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, Mary-land, that the sale of the property

mentioned in these proceedings and described as 12424 Hillantrae 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 successive weeks before the 9th day of

The report states the purchase price at the Foreclosure sale to be

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

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

True Copy—Test: Sydney J. Harrison, Clerk

Rockville, MD 20852

Clinton, MD 20735

(4-2,4-9,4-16)

Substitute Trustees

Plaintiffs

Defendant(s)

Substitute Trustees,

Plaintiffs

6003 Executive Blvd., Suite 101

(4-2, 4-9)

Plaintiffs

Substitute Trustees

Carrie M. Ward, et al.

CESAR JIMENEZ

In the Circuit Court for Prince

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George's County, Mary-April, 2015. The report states the purchase

SVINEV L HARRISON

LEGALS

v.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINA COLEMAN

Notice is given that Eric M Gray-ton, whose address is 7911 Grant Drive, Lanham, MD 20706 was on March 12, 2015 appointed personal representative of the estate of Regina Coleman, who died on Oc-tober 17, 2014 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 12th day of September, 2015.

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 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

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.

ERIC M GRAYTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20773 Estate No. 99050 116940 (4-2,4-9,4-16)

Safia S. Kadir Heise Jorgensen & Stefanelli P.A. 18310 Montgomery Village Ave., Suite 400 Gaithersburg, MD 20879 301-977-8400

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIAN L. MORELAND

Notice is given that Malisa Gatje whose address is 850 Trotting Court, Great Falls, VA 22066 was on March 20, 2015 appointed personal ian L. Moreland who died on February 19, 2015 with a will.

NOTICE

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

> Substitute Trustees, Plaintiffs

DONNA SUZANNE BRENNAN DAVID ALAN DUNWIDDIE 12717 Ouarterhorse 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, Mary-land, 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 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 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

v.

Substitute Trustees, Plaintiffs

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, Mary-land, that the sale of the property described as 13717 Maned Goose Lane, Upper Marlboro, MD 20774, 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 \$199,380.21.

YDNEY I. HARRISON

NOTICE

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

Substitute Trustees, Plaintiffs

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

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 14-29192

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 7720 Hanover Park-way, Unit # 301, ARTA Unit #161, Greenbelt, MD 20770, 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 successive weeks before the 9th day of April, 2015. The report states the purchase

price at the Foreclosure sale to be \$135,000.00.

YDNEY J. HARRISON

vided 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 April, 2015. The report states the purchase price at the Foreclosure sale to be \$357,000.00.

v.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116902 (4-2,4-9,4-16)

NOTICE

Substitute Trustees

Plaintiffs

Defendant(s)

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

JOSEPH RALPH BENNETT

In the Circuit Court for Prince

George's County, Maryland

Case No. CAEF 14-29380

Notice is hereby given this 25th day of March, 2015 by the Circuit

Court for Prince George's County,

Maryland, that the sale of the prop

Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 9809 Dubarry Street, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 27th day of April 2015 pro-

fore the 27th day of April, 2015, pro

9809 Dubarry Street Glenn Dale, MD 20769

Rockville, MD 20852

NOTICE

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

> Substitute Trustees Plaintiffs

DEBORAH JO BAUERFEIND AKA DEBORAH JO BAUERN-FEIND JAMES H. BAUERFEIND AKA JAMES H. BAUERNFEIND 15714 Dorset Road, Unit # 201 Laurel, MD 20707

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29221

Notice is hereby given this 25th 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 15714 Dorset Road, Unit # 201, Laurel, MD 20707, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or the contrary thereof be shown on or before the 27th 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 27th day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$46,000.00.

SYDNEY L HARRISON

True Copy—Test: Sydney J. Harrison, Clerk

<u>116901</u>

V

day of April, 2015.

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

George's County, Maryland Case No. CAEF 13-38934

NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852

land, that the sale of the property mentioned in these proceedings and described as 16311 Abbey Drive, Bowie, MD 20715, 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 successive weeks before the 9th day of

price at the Foreclosure sale to be \$436,500.00.

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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th 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 dece-dent 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.

MALISA GATJE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No. 99310 116938 (4-2,4-9,4-16)



Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

<u>116610</u> (3-19,3-26,4-2)

NOTICE

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

> Substitute Trustees, Plaintiffs

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, Mary-land, that the sale of the property mentioned in these proceedings and described as 18008 Rob Roy Lane, Accology MD 20607 meda and ro Accokeek, MD 20607, made and reported by the Substitute Trustee, 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 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)

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 15-03864

change the name of Ololade Olufunmilayo Kolawole to Pre-cious Ololade Kolawole.

The latest day by which an objec-tion to the Petition may be filed is

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

(3-26)

A Petition has been filed to

IN THE MATTER OF: Ololade Olufunmilayo Kolawole

FOR THE CHANGE OF

Precious Ololade Kolawole

NAME TO

April 20, 2015.

116803

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116603</u> (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 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 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)

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (4-2,4-9,4-16) 116908

NOTICE

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

> Substitute Trustees, Plaintiffs

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

v.

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 the safe of the property mentioned in these proceedings and described as 3406 Laurel Avenue, Cheverly, MD 20785, 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 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 <u>116590</u> (3-19,3-26,4-2)

In the Circuit Court for

Case No. CAE 15-05115

SYDNEY I. HARRISON

Clerk of the Circuit Court for

(3-26)

IN THE MATTER OF:

Andre Julian Key.

116805

NOTICE

IN THE MATTER OF: Skylar Jordan McIntosh

April, 2015.

\$256,851.00.

<u>116594</u>

FOR THE CHANGE OF NAME TO: Skylar Jordan Durham

In the Circuit Court for Prince George's County, Maryland Case No. CAE 15-05047

A Petition has been filed to change the name of (Minor Child) Skylar Jordan McIntosh to Skylar Jordan Durham

The latest day by which an objection to the Petition may be filed is April 20, 2015.

SYDNEY J. HAI	RRISON
Clerk of the Circui	
Prince George's Cour	nty, Maryland
116806	(3-26)

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

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, Mary-land, that the sale of the property mortice d in these proceedings of the mentioned in these proceedings and described as 1706 Anna Court, Hy-attsville, MD 20782, 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 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 (3-19<u>,3-26,4-2)</u> 116596

NOTICE

IN THE MATTER OF: Brianna Nicole Canesa Deleon

FOR THE CHANGE OF NAME TO: Brianna Nicole Perez Canesa

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

Case No. CAE 15-05028

A Petition has been filed to change the name of (Minor Child) Brianna Nicole Canesa Deleon to Brianna Nicole Perez Canesa

The latest day by which an objection to the Petition may be filed is April 20, 2015.

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Maryland 116808 (3-26)

Prince George's County, Maryland A Petition has been filed to change the name of (Minor Child) Vincent Julian Dwarika to

Brown

tion to the Petition may be filed is April 20, 2015.

Clerk of the Circuit Court for 116804 (3-26)

NOTICE

Vincent Julian Dwarika FOR THE CHANGE OF

NAME TO: Andre Julian Key

A Petition has been filed to change the name of Gregory Dawson Brown to Getae Dawson

The latest day by which an objec-

SYDNEY J. HARRISON Prince George's County, Maryland

IN THE MATTER OF: Gregory Dawson Brown

FOR THE CHANGE OF NAME TO:

Case No. CAE 15-05103

The latest day by which an objec-tion to the Petition may be filed is April 20, 2015. Prince George's County, Maryland

Getae Dawson Brown In the Circuit Court for Prince George's County, Maryland

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. Under a power ot 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" conation and subject to conditions, restrictions and agreements of record affect-ing 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 pur-chaser. 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 sub-ject 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 mar-ketable 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

116660

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

116662

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 pur-chase 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 pur-chaser. 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 sub-ject 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 mar-ketable 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

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

116758

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

5404 85TH AVE., UNIT # T-3 NEW CARROLLTON A/R/T/A HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated October 29, 2007 and recorded in Liber 29143, Folio 179 among the Land Records of Prince George's Co., MD, with an original principal balance of \$124,800.00 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 ontrance, Decard on Main St.) on Wing entrance, located on Main St.), on

APRIL 14, 2015 AT 11:06 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George 7.0., MD and described as Unit number 5404-T-3 in the condominium known as "Carrollan Gardens" 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$16,500 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 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation agricultural or other taxes or charges are seessed by any govern recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 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

(3-26,4-2,4-9)

LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555



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 affect-ing 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 sub-ject 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 prop-erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be antituded to any surplus proceeds resulting from said recells over 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

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" con-dition 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 govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any programmer to the sale. 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 prop-unterst the sole of the defaulting matching the proerty 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 mar-ketable 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

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 orig-inal 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.),

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" con-dition 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 govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any propumper to the sale. 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 prop-erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be articled to recurrent. 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 mar-ketable 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

116664

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

(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

10747 KITCHENER CT. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated April 30, 2008 and recorded in Liber 29722, Folio 258 among the Land Records of Prince George's Co., MD, with an original principal balance of \$309,295.00 and an original interest rate of 6.750% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 14, 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 \$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 prorevt, 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 fust os of the defaulting purchaser defaulted purchaser shall no

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

<u>116759</u>

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 7402 ROANNE DRIVE

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

1215 ACCOKEEK LANDING DR. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated January 12, 2007 and recorded in Liber 27207, Folio 715 among the Land Records of Prince George's Co., MD, with an original principal balance of \$550,025.00 and an original interest rate of 2.50000% 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 14, 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 \$76,000 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 govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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, chall be the return of the deposit without interset 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 prop-erty 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

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(3-26,4-2,4-9)

(3-26,4-2,4-9)

<u>116761</u>

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

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

71 CABLE HOLLOW WAY, UNIT #40-4 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 17, 2003 and recorded in Liber 19826, Folio 514 among the Land Records of Prince George's Co., MD, with an original principal balance of \$128,000.00 and an original interest rate of 2.250% 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 14, 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. 40-4 in the Cinnamon Ridge Horizontal Property regime as set forth in the "plat of condominium subdivision - Cinnamon Ridge" 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 \$11,000 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 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 resel the property. If Purchaser defaults under t

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

(3-26, 4-2, 4-9)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7845 MICHELE DRIVE

OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Rene Gamez and Mabel Gamez, dated January 3, 2007 and recorded in Liber 31266, Folio 369 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$272,000.00, and an original interest rate of 7.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 14, 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 \$44,000.00 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 di-rected 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 Substi-tute 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

116745

4007 BRIDLE RIDGE ROAD UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Darryl A. Fletcher, dated July 1, 2011 and recorded in Liber 32842, Folio 160 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$436,668.00, 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 14, 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 \$48,000.00 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

(3-26,4-2,4-9) 116747

HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Hewitt S. Giddings, Cynthia Giddings and Hugh Giddings Simeon Giddings, dated December 21, 2007 and recorded in Liber 29181, Folio 58 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$283,753.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 14, 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 \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 Frustees, 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, and Richard J. Rogers, Substitute Trustees

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

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(3-26,4-2,4-9) 116746

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

12602 THRUSH PL UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated January 16, 2009 and recorded in Liber 30389, Folio 123 among the Land Records of Prince George's Co., MD, with an original principal balance of \$320,800.00 and an original interest rate of 4.875% 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 14, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, provide the prior to an other the sole to be paid to the public and other the sole to be paid to the public taxes. ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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 mar-ketable 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

(3-26,4-2,4-9)

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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

13102 IVY DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated June 30, 2006 and recorded in Liber 25762, Folio 710 among the Land Records of Prince George's Co., MD, with an original principal balance of \$384,000.00 and an original interest rate of 7.375% 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 14, 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" con-dition 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 pur-chase 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 additional tunds 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governrecordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 mar-ketable 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

(3-26,4-2,4-9)

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

8931 HOBART ST. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 11, 2005 and recorded in Liber 22884, Folio 422 among the Land Records of Prince George's Co., MD, with an original principal balance of \$224,000.00 and an original interest rate of 8.125% 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. Linear Markers MD 2077 (Down for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 14, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 prop-erty 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 mar-ketable 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

116764

(3-26,4-2,4-9)

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**

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

LEGALS

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

15500 RENIAMIN RINC STREET

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** 4202 55TH AVENI

3323 HUNTLEY SQUARE DRIVE #T1 TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Gregory D. Horn, dated August 6, 2004 and recorded in Liber 20256, Folio 421 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$78,100.00, 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 APRIL 14, 2015 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$6,800.00 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 reself 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected 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 pro ceeds 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

Under a power of sale contained in a certain Deed of Trust from Daryl A. Hill, dated March 16, 2006 and recorded in Liber 25701, Folio 371, and re-recorded at Liber 36128, Folio 567 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an original interest rate of 2.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Úpper 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** 14, 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 de-scribed 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 \$39,000.00 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 foreclo-sure 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 inci-dent 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 aives 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 di-rected 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 pro-ceeds 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, and Richard J. Rogers, Substitute Trustees

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

> (3-26,4-2,4-9) 116750

BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust from Gloria D. Fisher and John Tasker Fisher, Sr., dated October 17, 2006 and recorded in Liber 26932, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$35,000.00, and an original interest rate of 14.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL** 14, 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$6,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclo-sure 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 inci-dent 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 di-rected 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 pro-ceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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(3-26,4-2,4-9)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

301 FORTRESS CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated September 13, 2010 and recorded in Liber 32063, Folio 329 among the Land Records of Prince George's Co., MD, with an original principal balance of \$621,168.00 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 14, 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 \$77,000 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 govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any renumment agreement reinstance of whether the loan prior to the sale. Ing, 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 prop-erty at the rick and cost of the defaulting purchaser. erty 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 mar-ketable 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 LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

859 SAINT MICHAELS DR. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated April 4, 2005 and recorded in Liber 22146, Folio 181 among the Land Records of Prince George's Co., MD, with an original principal balance of \$165,600.00 and an original interest rate of 4.125% 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

APRIL 14, 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 \$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 rems, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchase

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

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(3-26,4-2,4-9)

<u>(3-26,4-2,4-9)</u> <u>116767</u> LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12705 GLADYS RETREAT CIR., UNIT #95 BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated August 31, 2007 and recorded in Liber 28676, Folio 668 among the Land Records of Prince George's Co., MD, with an original principal balance of \$345,580.00 and an original interest rate of 2.62500% 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 14, 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 described as Unit No. 95, Phase 31, Building 30, in a Condominium Regime known as "Retreat ar Fairwood Townhome 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 \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prorever, 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. Truste

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

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LEGALS

LEGALS



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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8304 15TH AVE. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated February 28, 2008 and recorded in Liber 29413, Folio 711 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$392,153.76 and an original interest rate of 2.000% 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

APRIL 14, 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 \$43,000 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 govern-mental 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 sub-ject 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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1011 DANNET PL. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 12, 2005 and recorded in Liber 26827, Folio 597 among the Land Records of Prince George's Co., MD, with an original principal balance of \$406,400.00 and an original interest rate of 5.500% 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

APRIL 14, 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 \$46,000 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 govern-mental 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 sub-ject 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 prop-erty 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 Howard N. Bierman, Carrie M. Ward, et al.,

Substitute Trustees

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

COMING SALES

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

(3-26,4-2,4-9) 116769

(3-26,4-2,4-9) 116770

(3-26,4-2,4-9)

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

7004 22ND AVE. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated September 13, 2007 and recorded in Liber 28700, Folio 708 among the Land Records of Prince George's Co., MD, with an original principal balance of \$408,000.00 and an original interest rate of 8.500% 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

APRIL 14, 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 \$65,000 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 govern-mental 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.

Plaintiff

ORDER OF PUBLICATION

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

- SCHWARTZ & SONS RETIRE-MENT FUND

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: 17381 Eagle Harbor 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 Retirement 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 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: 17381 Eagle Harbor 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 Retirement 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 answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the 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: 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 & Fatamata Sankoh (Current Owner Fulton 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 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: 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 & Fatamata Sankoh (Current Owner Fulton 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 (3-19,3-26,4-2) 116618

ORDER OF PUBLICATION

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

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 newspaper 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 116617 (3-19,3-26,4-2)

THE PRINCE GEORGE'S POST NEWSPAPER CALL 301-627-0900

FAX 301-627-6260 **ORDER OF PUBLICATION**

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

Plaintiff v. CATHERINE BOONE and ANDREW BOONE and SARAH ELIZABETH BOONE and JOHN BOONE and JANE BOONE and MARIA BOONE and THE ESTATE OF JOSEPHINE D. THOMAS and MARY ELLEN MOREERO

and

and

524

THE STATE OF MARYLAND

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

Property Address: 0 Mitchellville Rd

Description: 3.5000 Acres, Map 063,

Grid C3, Par 040 Liber 5175 Folio

Liber/Folio: 25/661 & 5175/528

Assessed To: Boone, Susan, et al.

In the Circuit Court for

Prince George's County, Maryland

Civil Division

CAE 15-04164

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

Property Address: 0 Mitchellville Rd

Description: 3.5000 Acres, Map 063,

Grid Ĉ3, Par 040 Liber 5175 Folio

Liber/Folio: 25/661 & 5175/528

Assessed To: Boone, Susan, et al.

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

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

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

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

encumbrances.

True Copy—Test:

116619

Sydney J. Harrison, Clerk

for Prince George's County;

Account Number: 07 0681619

this proceeding:

Assmt: \$105,000.00

524

Account Number: 07 0681619

County of Prince George's

Assmt: \$105,000.00

ORDER OF PUBLICATION

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

Plaintiff

JEAN W. ROCKS

and

LEGALS

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 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

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 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 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

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 newspaper 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

LEGALS

properties to be and 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 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 (3-19,3-26,4-2) 116624

ORDER OF PUBLICATION

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

Plaintiff

MICHAEL BRYAN

and

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

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 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. All unknown owners of the Property described below, their heirs, devisees, Personal Representatives, and their or any of their heirs, devisees, 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 interest in the Property and premises situate, described as:

Account No: 21-2327807 known as Unit 506 960.0000 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 described 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, although 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 property described above appear in this Court by the 12th day of May, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered 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 encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem 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, L 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450

encumbrances.	Plaintiff
SYDNEY J. HARRISON	V.
Clerk of the Circuit Court for Prince George's County, Maryland	ODELIA MUIR
True Copy—Test:	and
Sydney J. Harrison, Clerk <u>116625 (3-19,3-26,4-2)</u>	HSBC BANK USA, NATIONAL AS- SOCIATION, AS TRUSTEE UNDER
ORDER OF PUBLICATION	THE POOLING AND SERVICING AGREEMENT DATED AS OF DE- CEMBER 1, 2006 FREMONT
BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	HOME LOAN TRUST 2006-E and
v. Plaintiff	FRIEDMAN & MACFAYDEN, P.A., TRUSTEE
FULTON BANK, NATIONAL AS- SOCIATION	and
S/O John Scaldara 7168 Columbia Gateway Drive Columbia, MD 21046	THE LAST SURVIVING DIREC- TORS AND ASSIGNS OF FRIED- MAN & MACFAYDEN, P.A.,
and	TRUSTEE
MOHAMED DABOR	and
10307 Foxdale Court Bowie, MD 20721	PRINCE GEORGE'S COUNTY S/O M. Andree Green
and	County Attorney County Administration Building,
FATAMATA SANKOH 10307 Foxdale Court Bowie, MD 20721	Room 5121 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772
and	And heirs, devisees, personal repre- sentatives, and executors, adminis-
JEREMY K. FISHMAN, TRUSTEE 1401 Rockville Pike Rockville, Maryland 20852	trators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the
SAMUEL D. WILLIAMOWSKY, TRUSTEE	property and premises situate in the County of Prince George's
1401 Rockville Pike Rockville, Maryland 20852	Property Address: 4417 Romlon Street, Unit 101
and	Account Number: 01-0080218 Description: 2,215.00 SF & Imps.
ERICA T. DAVIS, TRUSTEE 1401 Rockville Pike Rockville, Maryland 20852	Montpelier Village Assmt: \$76,000.00 Liber/Folio: 21616/524 Assessed To: Muir, Odelia

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 Attornev 14741 Governor Oden Bowie Dr. Rm 5121 Upper Marlboro, MD 20772

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: this proceeding:

Property Address: 4417 Romlon Street, Únit 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

Sydney J. Harris	son, 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

CHARLIE STARLING

and

THE STATE OF MARYLAND

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: 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 newspaper 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

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 newspaper 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, Plaintiff

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

AND

vs.

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

Plaintiff

Sandra Galdamez, 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:

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 property, 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 or 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 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 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 116622 (3-19,3-26,4-2)

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 Administration Bldg

14741 Governor Oden Bowie Dr, Ste 5121

Upper Marlboro, MD 2072

and

All unknown owners of the property described Below; all 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 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 Fl 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. Gallmon.

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, Or-dered, that notice be given by the in-

Property Address: 120 Balmoral Drive, Öxon 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 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 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 20 East Timonium Road, Carry Timonium, Maryland 21093 Plaintiff

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

116 Washington Boulevard, Laurel, Maryland 20707, Tenth (10th) Election 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 Fl 610

In the Circuit Court for

LEGALS

ing to have any interest in the fee

simple in the properties and prem-

4714 Marlboro Pike, Capitol

Heights, MD 20743, Eighteenth

(18th) Election District, described as

All that lot of land and imps 15 Ft

6,500.0000 Sq. Ft. & Imps. George J

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

All that lot of land and imps 15 Ft

6,500.0000 Sq. Ft. & Imps. George J

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 insertion

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

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN

35 Fulford Avenue, Suite 203

THE ESTATE OF EVA GEPERT

Bel Air, Maryland 21014

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

Plaintiff

clear of all encumbrances.

True Copy—Test: Sydney J. Harrison, Clerk

<u>116615</u>

and

Assmt \$123,133 Lib 00000 Fl 029

to the Plaintiff in this proceeding:

Assmt \$123,133 Lib 00000 Fl 029

known as:

follows:

Bradbury

Lot 21 & lot 22

Lot 21 & lot 22

Bradbury

ORDER OF PUBLICATION

ises situate, lying and being in the MD TL, LLC, RAI AS CUSTODIAN County of Prince George's described 35 Fulford Avenue, Suite 203 on the Tax Rolls Prince George's Bel Air, Maryland 21014 County Collector of State and County Taxes for said County

ROXCELLA J. BROWN

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, adminisgrantees, trators, 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: 3402 23rd Pkwy, Temple Hills, MD 20748 Account Number: 06 0598839 Description: 7,574.0000 Sq. Ft. & Imps. Hillcrest Estates, Lot 15, Blk S Assmt: \$194,300.00 Liber/Folio: 33746/044 Assessed To: Roxcella J. Brown

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-04640

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following propcounty 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: 3402 23rd Pkwy, Temple Hills, MD 20748 Account Number: 06 0598839 Description: 7,574.0000 Sq. Ft. & Imps. Hillcrest Estates, Lot 15, Blk S Assmt: \$194,300.00 Liber/Folio: 33746/044 Assessed To: Roxcella J. Brown

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 23rd 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 17th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 26th 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

LEGALS

v.

fault may be entered against them or the relief sought may be granted.

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test: Sydney J. Harrison, Clerk <u>116937</u> (4-2,4-9,4-16)

NOTICE

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

> Substitute Trustees, Plaintiffs

WILLIAM J. CHAVEZ

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 newspaper printed in said County, once in each of three successive weeks pefore the 9th day of April, 2015. The report states the purchase price at the Foreclosure sale to be 5244,640.00.

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

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 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

NOTICE

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

> Substitute Trustees, Plaintiffs

DARLENE HEADLEY 1607 Mystic Avenue Oxon Hill, MD 20745 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-32418

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 1607 Mystic Avenue, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, 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 inserted in some newspaper printed in said County, once in each of three succes-sive weeks before the 9th day of

April, 2015. The report states the purchase price at the Foreclosure sale to be \$153,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116599 (3-19,3-26,4-2)

NOTICE

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

> Substitute Trustees, Plaintiffs

DOMINGO B. SAMSON GLORIA P. SAMSON 1603 Terrapin Hills Drive Bowie, MD 20721

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29180

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 1603 Terrapin Hills Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, 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 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 \$240,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116602 (3-19,3-26,4-2)

Prince George's County, Maryland

assigns or

Plaintiff

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

sertion 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 encumbrances.

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

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

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 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: 120 Balmoral Drive, Óxon 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:

Prince George's County, Maryland IN EQUITY CAE 15-04160

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 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 Fl 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 March, 2013, by the Crictin Court for Prince George's County, Or-dered, That notice be given by the insertion of a copy of this Order in some newspaper having 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 foreclosing all rights of redemption in the property, and vesting in the Plain-tiff'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 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

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

4714 MARLBORO PIKE

V.

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-

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal repre-

sentatives, 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: 9507 Sheridan St, Lanham, MD 20706 Account Number: 20 2204857 Description: 10,863.0000 Sq. Ft. & Imps. Seabrook Acres, Lot 54, Blk P Assmt: \$178,800.00 Liber/Folio: 2428/498 Assessed To: Gepert, John W & Eva

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-04540

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: 9507 Sheridan St, Lanham, MD 20706 Account Number: 20 2204857 Description: 10,863.0000 Sq. Ft. & Imps. Seabrook Acres, Lot 54, Blk P Assmt: \$178,800.00 Liber/Folio: 2428/498 Assessed To: Gepert, John W & Eva

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 23rd 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 17th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 26th 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

116874

(4-2,4-9,4-16)

True Copy—Test: Sydney J. Harrison, Clerk <u>116875</u> (4-2,4-9,4-16)

ORDER OF PUBLICATION

Hector C. Asuncion, and Thelma A. Cannon,

v.

Esther Pura-Asuncion, Gregory Asuncion, Kathleen Asuncion, Jennison Asuncion, Jean Pierre Asuncion, Elizabeth Asuncion, Jeffrey Asuncion, et al and

Unknown Defendants Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.:

CAE 14-11905

This is to give notice that on May 27, 2014, a complaint was filed in the Circuit Court for Prince George's County by the Plaintiffs against Unknown Defendants who may be descendants, heirs, or successors in interest to Juan C. Asuncion Jr., deceased, and against other Defendants whose last-known addresses are as follows:

Esther Pura-Asuncion, 325 May-berry Lane, Dover DE 19901, Gre-gory Asuncion, 20488 Stevens Creek Boulevard #1803, Cupertino CA 95014, Kathleen Asuncion, 125 Teak Court, Dover DE 19901, Jennison Asuncion, 801 Church Street #1110, Mountain View CA 94041, Jean Pierre Asuncion 915 Carvel Drive, Dover DE 19901, Elizabeth Asuncion, 915 Carvel Drive, Dover DE 19901, Jeffrey Asuncion, 3208-30 Grand Trunk Crescent, Toronto CN ON MSJ 3 A4

The petition alleges in substance that title to 2400 Park Way, Cheverly MD 20785 is clouded.

The relief prayed in the petition is substantially as follows:

that the court determine rightful owners to the property, allocate ex-penses and costs among the rightful owners, and reimburse out of pocket payments by some owners.

Whereupon, it is ordered by the Circuit Court for Prince George's County this 26th day of March, 2015, that the Plaintiffs cause a copy of this order to be inserted in a newspaper of general circulation published in Prince George's County, once a week in each of three successive weeks, before the 17th day of April 2015, giving notice to said Defendants of the object and substance of the complaint and warning them that their response must be filed no later that May 16, 2015, and that if they fail to file a timely response judgment by de-

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)

SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHAUNA DELORES FRANKLIN

Notice is given that Gwendolyn Franklin whose address is 388 Pos-sum Court, Capitol Heights, MD 20743, was on March 16, 2015 appointed personal representative of the small estate of Shauna Delores Franklin, who died on March 9, 2015, without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the 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.

GWENDOLYN FRANKLIN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 99254 116939 (4-2)

NOTICE

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

vs.

Jose I. Lopez

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

Defendant

CIVIL NO. CAEF 14-10768

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 3533 Madison Drive, Hy-attsville. Maryland 20782 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 \$195,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk

116606

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

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 prop-erty 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 circula-tion 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)

LEGALS

LEGALS

NOTICE

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

Matthew S Mckinney

vs.

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

MARYLAND CIVIL NO. CAEF 14-25772

ORDERED, this 23rd day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 12813 Pine Tree Lane, Fort Washington, Maryland 20744 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 23rd 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 23rd day of April, 2015, next.

The report states the amount of sale to be \$177,500.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

116852 (4-2,4-9,4-16)

NOTICE

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

James R. Allen and Ruby A. Allen Defendants

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

CIVIL NO. CAEF 14-27766

ORDERED, this 23rd day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7505 Putt Road, Fort Washington, Maryland 20744 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 23rd day of April, 2015 next, provided a copy of this Notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 23rd day of April, 2015, next. The report states the amount of sale to be \$193,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

116857 (4-2,4-9,4-16)

NOTICE

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

Richard Powell

VS

Defendant IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND CIVIL NO. CAEF 14-34161

ORDERED, this 23rd day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 2559 Oak Glen Way, District Heights, Maryland 20747 men-tioned 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 23rd day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 23rd day of April, 2015, next. The report states the amount of sale to be \$71,783.68.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

(4-2,4-9,4-16) <u>116846</u>

NOTICE

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

Plaintiffs

vs.

John D. Corbin and Beverly A. Corbin

Defendants IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND CIVIL NO. CAEF 14-22194

ORDERED, this 23rd day of March, 2015 by the Circuit Court of PRINĆE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7035 Migliori Court, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each

of three successive weeks before the 23rd day of April, 2015, next. The report states the amount of sale to be \$205,000.00. SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

116847 (4-2,4-9,4-16)

NOTICE

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

Roderick Campbell and

Chelsea Hunter Defendants

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

CIVIL NO. CAEF 14-18167

ORDERED, this 23rd day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2517 Wayne Place, Cheverly, Maryland 20785 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of April, 2015 next, pro-vided a copy of this Notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 23rd day of April, 2015, next. The report states the amount of

sale to be \$331,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

(4-2,4-9,4-16) 116849

NOTICE

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

Paul D Foster

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

CIVIL NO. CAEF 14-27844

ORDERED, this 23rd day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the proprety at 6894 Hawthorne Street Unit #6894, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, uplose acuse to the contrast theorem unless cause to the contrary thereof be shown on or before the 23rd 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 23rd day of April, 2015, next.

The report states the amount of sale to be \$103,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk

LEGALS

vs.

116872 (4-2,4-9,4-16)

LEGALS

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs

KENNETH CLAIR CHRISTAL A. CLAIR 1213 Durham Drive Bowie, MD 20721

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-22166

Notice is hereby given this 20th day of March, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the proprety mentioned in the sale of the prop-erty mentioned in these proceedings and described as 1213 Durham Drive, Bowie, MD 20721, made and reported by the Substitute Trustee,

NOTICE

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

Substitute Trustees, Plaintiffs VS. SABINA C. NJOKU 13204 4th Street

Bowie, MD 20720 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27776

Notice is hereby given this 23rd 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 13204 4th Street, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 23rd 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 23rd day of April, 2015. The report states the purchase price at the Foreclosure sale to be \$351,000.00.

NOTICE

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

Substitute Trustees, Plaintiffs

MONICA C. GREEN 6828 Amber Hill Court District Heights, MD 20747 Defendant(s)

vs.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-09447

Notice is hereby given this 23rd 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 6828 Amber Hill Court, District Heights, MD 20747, made and reported by the Substi-AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd 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 23rd day of April, 2015. The report states the purchase price at the Foreclosure sale to be \$140,250.00.

NOTICE

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

Plaintiffs vs. JOYCE OGBURN 9410 Stream Valley Lane

Clinton, MD 20735 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29197

Notice is hereby given this 23rd 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 9410 Stream Valley Lane, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 23rd 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 23rd day of April, 2015.

NOTICE

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

> Substitute Trustees Plaintiffs

CHARLES E. BAYLOR 8123 Londonderry Court IRTA 8123 Londonberry Court Laurel, MD 20707 Defendant(s)

vs.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-05711

Notice is hereby given this 23rd 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 8123 Londonderry Court, IRTA 8123 Londonberry Court, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 23rd 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 23rd day of April, 2015. The report states the purchase price at the Foreclosure sale to be \$212,379.36. NOTICE

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

> Substitute Trustees, Plaintiffs

RASHAD BASIL ALI 14241 Oxford Drive Laurel, MD 20707

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27983

Notice is hereby given this 23rd day of March, 2015 by the Circuit 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 14241 Oxford Drive, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trave theoreof he chown on or before

RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 20th 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 20th day of April, 2015.

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

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116844 (4-2,4-9,4-16)

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116845 (4-2,4-9,4-16)

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116848 (4-2,4-9,4-16) 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 <u>116850</u> (4-2,4-9,4-16)

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116853 (4-2,4-9,4-16)

trary thereof be shown on or before the 23rd 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 23rd day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$223,550.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116854 (4-2,4-9,4-16)

LEGALS

LEGALS

vs.

LEGALS

NOTICE

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

> Substitute Trustees, Plaintiffs

FELICIA LOVE JOY DAVIS AKA FELICIA LOVEJOY DAVIS 6550 Bock Road

VS.

Oxon Hill, MD 20745 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-12408

Notice is hereby given this 23rd 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 6550 Bock Road, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONwill be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 23rd 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 23rd day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$166.500.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116855 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees Plaintiffs vs. TIMOTHY L. WASHINGTON 2619 Boones Lane Forestville, MD 20747 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27832

Notice is hereby given this 23rd 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 2619 Boones Lane, Forestville, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 23rd 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 23rd

day of April, 2015. The report states the purchase price at the Foreclosure sale to be \$101.500.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116858 (4-2,4-9,4-16)

NOTICE

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

vs

Substitute Trustees Plaintiffs

STEPHANIE L. WILSON 2418 East Rosecroft Village Circle Oxon Hill, MD 20745

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-34304

Notice is hereby given this 23rd 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 2418 East Rosecroft Village Circle, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of 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 23rd day of April, 2015. The report states the purchase price at the Foreclosure sale to be \$125,130.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116860 (4-2, 4-9, 4-16)

NOTICE

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

MILDRED C. AULTMON CLEVELAND J. AULTMON 11105 Mission Hills Street

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-31054

Notice is hereby given this 23rd 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 11105 Mission Hills Street, Mitchellville, MD 20721, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of 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 23rd 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 116861 (4-2, 4-9, 4-16)

NOTICE

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

> Substitute Trustees, Plaintiffs

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-37488

Notice is hereby given this 23rd 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 4727 Quadrant Street, Capitol Heights, MD 20743, 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 23rd day of April, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three day of April, 2015. The report states the purchase price at the Foreclosure sale to be

\$116.000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116862 (4-2, 4-9, 4-16)

NOTICE

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

Substitute Trustees, Plaintiffs

DAVID L. FORD MARY C. FORD 816 Drum Avenue Capitol Heights, MD 20743

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29329

made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to nserted in some newspaper printed in said County, once in each of three successive weeks before the 23rd day of April, 2015.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116863 (4-2,4-9,4-16)

Substitute Trustees Plaintiffs vs.

Mitchellville, MD 20721

FANNIE H. ADAMS EUGENE L. ADAMS 4727 Quadrant Street Capitol Heights, MD 20743

Defendant(s)

vs.

Defendant(s)

Notice is hereby given this 23rd 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 816 Drum Av-enue, Capitol Heights, MD 20743, the contrary thereof be shown on or before the 23rd day of April, 2015, provided a copy of this NOTICE be

The report states the purchase price at the Foreclosure sale to be \$140,000.00.

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

2824 CRESTWICK PL. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated May 12, 2005 and recorded in Liber 22179, Folio 161 among the Land Records of Prince George's Co., MD, with an original principal balance of \$220,000.00 and an original interest rate of 4.00% 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

APRIL 21, 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 \$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 govern-mental 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 sub-ject 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 prop-erty 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

116828

(4-2,4-9,4-16)

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9008 SPRING ACRES RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated April 15, 2004 and recorded in Liber 19840, Folio 545 among the Land Records of Prince George's Co., MD, with an original principal balance of \$145,500.00 and an original interest rate of 5.00% 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

APRIL 21, 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 \$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 govern-mental 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 sub-ject 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

116829

<u>(4-2,4-9,4-16)</u> <u>116830</u>

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

3924 ELITE ST. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated October 8, 2010 and recorded in Liber 32206, Folio 401 among the Land Records of Prince George's Co., MD, with an original principal balance of \$246,983.00 and an original interest rate of 3.654% 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 21, 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 \$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. 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 the appoint 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. Including purchaser is sole remedy, in la

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

(4-2,4-9,4-16)

LEGALS

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

6914 FLAGSTAFF ST. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated September 19, 2003 and recorded in Liber 18285, Folio 76 among the Land Records of Prince George's Co., MD, with an original principal balance of \$105,450.00 and an original interest rate of 6.25000% 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 21, 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 \$9,000 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 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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8951 TOWN CENTER CIR., UNIT # 207-B UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated August 10, 2005 and recorded in Liber 23145, Folio 704 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 2.125% 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

APRIL 21, 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 described as Unit 3-207, in Building No. 3, in a Horizontal or Condominium Regime entitled, "Phase 3, Largo Town Center Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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 any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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 mar-ketable 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 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

8914 56TH AVE. BERWYN HEIGHTS, MD 20740

Under a power of sale contained in a certain Deed of Trust dated February 9, 2007 and recorded in Liber 28724, Folio 543 among the Land Records of Prince George's Co., MD, with an original principal balance of \$488,400.00 and an original interest rate of 7.0000% 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

APRIL 21, 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 \$83,000 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 govern-mental 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 sub-ject 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 prop-erty 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

(4-2,4-9,4-16) 116832

(4-2,4-9,4-16) 116833

(4-2,4-9,4-16)

v.

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 before the 9th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 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 Bedford 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 obtained 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 date: 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

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.

NOTICE

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

Substitute Trustees

DAVID C. HOLMAN LASONJI A. HOLMAN AKA LA-SONJI ANNE HOLMAN 11903 Bizet Court Fort Washington, MD 20744

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29219

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 11903 Bizet Court, Fort Washington, MD 20744, made and reported by the Substitute Trustee, 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 inserted in some newspaper printed in said County, once in each of three succes-sive weeks before the 9th day of

April, 2015. The report states the purchase price at the Foreclosure sale to be

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

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

Plaintiffs v.

Defendant(s)

\$207,000.00.

116604

NOTICE

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

> Substitute Trustees, Plaintiffs

DENESE G. TRAMMELL HAROLD E. TRAMMELL 307 Fidgeway 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 Fidgeway Lane, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFURMED unless cause to the 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 veeks before the 9th day of April, 2015. The report states the purchase price at the Foreclosure sale to be \$245,000.00.

NOTICE

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

> Substitute Trustees, Plaintiffs

LEGALS

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 reported by the Substitute Trustee, 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 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 \$162*.*000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (3-19,3-26,4-2) <u>116608</u>

LEGALS

NOTICE

v.

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

> Substitute Trustees Plaintiffs

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, Maryland, that the sale of the property mentioned in these proceed-ings and described as 1806 ings and described as 1806 Cedarwood Court, Hyattsville, MD 20785, 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 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.

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

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 reported, 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 before 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)

NOTICE

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

Substitute Trustees, Plaintiffs

10505 Wyld Drive Upper Marlboro, MD 20772

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

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 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, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three veeks before the 9th day of April, 2015. The report states the purchase

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3306 HUNTLEY SQUARE DR., UNIT # 3306 T-1 A/R/T/A UNIT # T-1 TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated April 24, 2009 and recorded in Liber 30651, Folio 269 among the Land Records of Prince George's Co., MD, with an original principal balance of \$148,764.00 and an original interest rate of 5.0000% 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

APRIL 14, 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 described as Unit 3306 T1 Huntley Square 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 affect-ing 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 govern-mental 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 prop-erty 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

(3-26,4-2,4-9)

CLARA ANN COLE

Defendant(s)

Case No. CAEF 14-32064

116771

LEGALS

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)

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)

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116598</u> (3-19,3-26,4-2) 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 PrinceGeorge's Post Call 301 627 0900

v.

LEGALS

v.

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 property 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

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, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 \$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)

NOTICE

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

Substitute Trustees Plaintiffs

DUANE CALHOUN AKA DUANE C. CALHOUN 1802 Metzerott 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, Maryland, that the sale of the property mentioned in these proceedings and described as 1802 Metzerott Road, Unit # 105, Hyattsville ARTA Adel-phi, 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 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 \$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

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, 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 \$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) 116772

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

4614 CEDELL PL. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated May 16, Under a power of sale contained in a certain Deed of Trust dated May 16, 2006 and recorded in Liber 25311, Folio 324 among the Land Records of Prince George's Co., MD, with an original principal balance of \$230,000.00 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

APRIL 14, 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 affect-ing 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 pur-chase 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. 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 are other taxes or charges due you govern recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 prop-erty 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



Fax (301) 627-6260

* * * * *

Your Newspaper 01 Legal Record

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

12300 HILLMEADE STATION DR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated September 21, 2006 and recorded in Liber 26757, Folio 322 among the Land Records of Prince George's Co., MD, with an original principal balance of \$332,000.00 and an original interest rate of 4.75% 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 14, 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 \$46,000 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 purchaser; vechaser. 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; sk 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 reself the property. If Purchaser defaults under these thall not be entitled to any surplus proceeds resulting from said resale

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

<u>116773</u>

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

5214 42ND PL. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated November 28, 2003 and recorded in Liber 25166, Folio 747 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$305,535.88 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 14, 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 \$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 rems, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. defaults under these tru

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

> <u>(3-26,4-2,4-9)</u> <u>116775</u>

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

4722 RIDGELINE TERR., UNIT # 279 BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated March 10, 2006 and recorded in Liber 24627, Folio 69 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 5.99000% 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 14, 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 described as Unit numbered 279, Phase XXII, in "Glensford 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. Truste

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

LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301)961-6555

(3-26,4-2,4-9)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

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

<u>116774</u>

(3-26,4-2,4-9)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15609 EVERGLADE LA., UNIT # 204

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

AND ANY IMPROVEMENTS THEREON

11801 JESTER CT. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated April 23, 2004 and recorded in Liber 19816, Folio 462 among the Land Records of Prince George's Co., MD, with an original principal balance of \$248,000.00 and an original interest rate of 4.75% 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 14, 2015 AT 11:25 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 govern-mental 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 sub-ject 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 prop-erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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(3-26,4-2,4-9)

116778

<u>116777</u>

BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated November 21, 2006 and recorded in Liber 27008, Folio 1 among the Land Records of Prince George's Co., MD, with an original principal balance of \$216,000.00 and an original interest rate of 2.64300% 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 14, 2015 AT 11:27 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 number F-204 in Phase 6, Building 13, in the certain Horizontal Property regime known as "Condominium Plat Floor Plan & Elevations Phase 6, Woodland Lake 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 any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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

(3-26,4-2,4-9) 116779

AND ANY IMPROVEMENTS THEREON

4004 CAMEO CT. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated October 4, 2005 and recorded in Liber 24345, Folio 629 among the Land Records of Prince George's Co., MD, with an original principal balance of \$305,000.00 and an original interest rate of 4.0000% 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

APRIL 14, 2015 AT 11:29 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 pur-chase 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. 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, more dealing a strengt tay of the purchaser. 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 sub-ject 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 mar-ketable 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

(3-26,4-2,4-9)

THE PRINCE GEORGE'S POST

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

9406 KYNASTON COURT MITCHELLVILLE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Estate of La Una Glasgow aka La U. Glasgow, dated January 14, 2009, and recorded in Liber 30308 at folio 103 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 21, 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 \$52,000.00 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 to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or metropolitan district charges to be adjusted for the current year to the date of sale. The purchaser shall be responsible for 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 have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser at the foreclosure sale shall assume the risk of loss for the purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-27323)

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

<u>116890</u>

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

1030 PHILIP POWERS DR.

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

14505 KATHLEEN CT. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated December 15, 2005 and recorded in Liber 25046, Folio 5 among the Land Records of Prince George's Co., MD, with an original principal balance of \$567,000.00 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

APRIL 21, 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 \$83,000 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 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 defaulted purch

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

116822

(4-2, 4-9, 4-16)

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555 (4-2,4-9,4-16)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2 HICKORY ST.

LEGALS

NOTICE OF PUBLIC HEARING ON THE FISCAL YEAR 2016 – 2020 CONSOLIDATED PLAN AND FISCAL YEAR 2016 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

> Date: Tuesday, April 14, 2015, 7:00 p.m. Council Hearing Room, First Floor County Administration Building Upper Marlboro, Maryland 20772

The Consolidated Plan ("The Plan") is a strategic plan that provides a course of action for building communities throughout the County. The Plan describes the County's goals and objectives to address priority needs related to affordable housing, homelessness, non-homeless special needs populations and community development, which includes economic development, revitalization, community infrastructure, and public services.

The Plan is developed through a collaborative process, in which a community establishes a unified vision for housing and community development actions. It offers local jurisdictions the opportunity to plan strategically with citizen participation in a comprehensive context and reduce duplication of effort at the local level. The Plan is also a prerequisite in order to receive federal funds.

The Annual Action Plan ("AAP") for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during FY 2016 to address priority needs and specific objectives identified in the FY 2016-2020 Consolidated Plan. The AAP also serves as an application for Federal funds: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME).

A copy of the Consolidated Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: www.princegeorgescountymd.gov/sites/DHCD/Resources/Plans AndReports/Pages/5-Year-Consolidated-Plan.aspx, or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

A copy of the Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: <u>www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/</u>, or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5267. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, contact Dianne Thomas (301) 883-5576 or TTY (301) 883-5428.

Written comments may also be sent to the Department of Housing and Community Development at 9200 Basil Court, Suite 500, Largo, Maryland 20774. For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of: Eric C. Brown, Director Department of Housing and Community Development 9200 Basil Court, Suite 500, Largo, Maryland 20774 Date: April 2, 2015

<u>116941</u> (4-2)

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

NOTICE

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

Substitute Trustees, Plaintiffs vs.

Substitute Trustees, Plaintiffs

LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated June 12, 2008 and recorded in Liber 29913, Folio 643 among the Land Records of Prince George's Co., MD, with an original principal balance of \$183,126.00 and an original interest rate of 5.00000% 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 21, 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 \$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 govern-mental 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 includ-ing, 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

<u>116820</u>

(4-2,4-9,4-16)

PRINCE GEORGE'S POST

THE

FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February 7, 2007 and recorded in Liber 27272, Folio 675 among the Land Records of Prince George's Co., MD, with an original principal balance of \$600,000.00 and an original interest rate of 4.36% 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 21, 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 \$73,000 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 govern-mental 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 sub-ject 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 prop-erty 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

116821

(4-2,4-9,4-16)

CALL 301.627.0900

email brendapgp@gmail.com

ROSALINA R. SEGOVIA 5505 Morris Avenue Suitland, MD 20746 Defendant(s)

VS.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-35728

Notice is hereby given this 23rd 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 5505 Morris Avenue, 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 23rd 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 23rd 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 <u>116864</u>(4-2,4-9,4-16)

NOTICE

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

> Substitute Trustees, Plaintiffs

DAVID LEE SHANKLIN

9701 Prince William Drive Brandywine, MD 20613 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-31056

Notice is hereby given this 23rd 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 9701 Prince William Drive, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of 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 23rd day of April, 2015. The report states the nurchase

The report states the purchase price at the Foreclosure sale to be \$226,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116867 (4-2,4-9,4-16) ROBERT B. BADEN 16807 Aquasco Road Brandywine, MD 20613 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27617

Notice is hereby given this 23rd 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 16807 Aquasco Road, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd 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 23rd day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$214,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

<u>116865</u> (4-2,4-9,4-16)

NOTICE

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

VS.

Substitute Trustees, Plaintiffs

MARY L. WORKMAN 501 Mount Lubentia Court West Largo, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-36675

Notice is hereby given this 23rd 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 501 Mount Lubentia Court West, Largo, 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 23rd 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 23rd day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$175,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116868 (4-2,4-9,4-16)

ORDER OF PUBLICATION

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

v.

Warren S. Lewis PRLAP, Inc., Trustee Bank of America, N.A.

604 BIRCHLEAF AVENUE

and

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

and

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

604 Birchleaf Avenue, Capitol Heights, MD 20743, Eighteenth (18th) Election District, described as follows:

All that lot of land and imps, 3,850.0000 Sq. Ft. & Imps. Holly Park Plat 2 Lot 25 Blk F, Assmt \$130,300 Lib 00000 Fl 004

In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 15-04316

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 604 Birchleaf Avenue, 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, 3,850.0000 Sq. Ft. & Imps. Holly Park Plat 2 Lot 25 Blk F, Assmt \$130,300 Lib 00000 Fl 004

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 16th day of March, 2015, by the Circuit Court for Prince George's County, Or-dered, That notice be given by the insertion of a copy of this Order in some newspaper having 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 19th day of May, 2015, and redeem the property 604 Birchleaf Avenue, Capitol Heights, MD 20743 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

Description: 13,054.0000 Sq. Ft. & Imps. South Fort Foote, Lot 14 Blk M Assmt: \$217,200.00 Liber/Folio: 4351/327 Assessed To: Fells, David & Patricia U

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 16th 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 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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 116726 (3-26, 4-2, 4-9)

ORDER OF PUBLICATION

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

JESSIE MAE STONE

JESSIE T. JACKSON

and

v.

and

JOHN THEIRRIEN ALLEN and

JOYCE NOBLE TAYLOR

and

and

THE STATE OF MARYLAND

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: 418 Birchleaf Ave, Capitol Heights, MD 20743 Account Number: 18 2100774 Description: 6,000.0000 Sq. Ft. & Imps. Josephs Manor, Lot 2 Blk B Assmt: \$142,000.00 Liber/Folio: 5112/76 Assessed To: Stone, Jessie M, et al.

ORDER OF PUBLICATION

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

Plaintiff

LEGALS

MILDRED C. DURVIN

and

v.

ALEXANDER F. DURVIN

and

ALEXANDER F. DURVIN JR.

and

THE ESTATE OF MILDRED C. DURVIN

and

and

THE PERSONAL REPRESENTA-TIVE OF THE ESTATE OF MIL-DRED C. DURVIN

THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS THE ES-

TATE OF MILDRED C. DURVIN and

THE ESTATE OF ALEXANDER F. DURVIN

and

THE PERSONAL REPRESENTA-TIVE OF THE ESTATE OF ALEXANDER F. DURVIN

and

THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF THE ES-TATE OF ALEXANDER F. DURVIN

and

Plaintiff

THE STATE OF MARYLAND

and

STATE OF MARYLAND DEPARTMENT OF HEALTH AND MENTAL HYGIENE

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: 608 Salisbury Drive, Öxon Hill, MD 20745 Account Number: 12-1229442 Description: 13,130.00 SF & Imps, McDaniels Sub, Lot 4 Assmt: \$211,600.00 Liber/Folio: 1209-98 Durvin, Alexander F. & Mildred C.

NOTICE

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

Plaintiffs vs.

Estate of Deborah Ward Holliday Defendant

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

CIVIL NO. CAEF 13-22343

ORDERED, this 16th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2403 Green Ginger Circle, Accokeek, Maryland 20607 mentioned in these proceedings, made and reported by Laura H. G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 16th day of April, 2015, next. The report states the amount of sale to be \$359,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

116696 (3-26,4-2,4-9)

NOTICE

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

Substitute Trustees, Plaintiffs

v.

ANDREA E. BROOKS 11405 North Star Drive IRTA 11405 Northstar Drive

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-31542

Fort Washington, MD 20744

Notice is hereby given this 17th 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 11405 North Star Drive, IRTA 11405 Northstar Drive, 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 be-fore the 17th day of April, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three

and County, once in each of three successive weeks before the 17th day of April, 2015. The report states the purchase price at the Foreclosure sale to be \$377*.*000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116708</u> (3-26,4-2,4-9)

NOTICE

LEGALS

NOTICE

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAEF 13-30337

ORDERED, this 16th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-erty at 4725 River Valley Way, Unit 66, Bowie, Maryland 20720 men-

tioned in these proceedings, made and reported by Laura H. G. O'Sul-

livan, et al., Substitute Trustees, be

ratified and confirmed, unless cause

to the contrary thereof be shown on or before the 16th day of April, 2015 next, provided a copy of this Notice

be inserted in some newspaper pub-

lished in said County once in each

of three successive weeks before the 16th day of April, 2015, next.

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

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

CIVIL NO. CAEF 13-30341

March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-erty at 12904 Marcia Place, Clinton,

Maryland 20735 mentioned in these

proceedings, made and reported by Laura H. G. O'Sullivan, et al., Sub-

stitute Trustees, be ratified and con-

firmed, unless cause to the contrary

thereof be shown on or before the

16th day of April, 2015 next, pro-vided a copy of this Notice be in-

serted in some newspaper published in said County once in

each of three successive weeks be-

fore the 16th day of April, 2015,

The report states the amount of sale to be \$163,240.00.

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

next.

116697

ORDERED, this 16th day of

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

Substitute Trustees

Reginald Jerome and

Rosemarie P Johnson

vs.

(3-26,4-2,4-9)

Plaintiffs

Defendants

sale to be \$141,700.00.

True Copy—Test: Sydney J. Harrison, Clerk

<u>116695</u>

The report states the amount of

Plaintiffs

Defendant

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

Substitute Trustees

Marquettia R Middleton

vs.

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

NOTICE

Kudi S Njembu

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

CIVIL NO. CAEF 13-28898

ORDERED, this 16th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 9010 Phyllis Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th 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 be-fore the 16th day of April, 2015, next.

The report states the amount of sale to be \$153,940.00. SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test: Sydney J. Harrison, Clerk

<u>116699</u> (3-26,4-2,4-9)

NOTICE

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

Sheila Fields

vs.

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

CIVIL NO. CAEF 14-11899

ORDERED, this 16th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14607 Hampshire Hall Court, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th 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 16th day of April, 2015, next. The report states the amount of

sale to be \$75,000.00. SYDNEY J. HARRISON

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

116701 (3-26,4-2,4-9)

NOTICE

lest Sydney J. Harrison, Clerk 116725 (3-26,4-2,4-9)

ORDER OF PUBLICATION

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

Plaintiff

v.

DAVID FELLS

and

PATRICIA U. FELLS

and

BANK OF AMERICA, NATIONAL ASSOCIATION F/K/A MARY-LAND NATIONAL BANK

and

STEPHEN HEEMANN, M. TRUSTEE

and

THOMAS B. CLARK, 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: 9309 Crossbow Rd, Fort Washington, MD 20744 Account Number: 12 1257203 Description: 13,054.0000 Sq. Ft. & Imps. South Fort Foote, Lot 14 Blk M Assmt: \$217,200.00 Liber/Folio: 4351/327 Assessed To: Fells, David & Patricia U

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-04322

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: 9309 Crossbow Rd, Fort Washington, MD 20744 Account Number: 12 1257203

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

CAE 15-04328

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: 418 Birchleaf Ave, Capitol Heights, MD 20743 Account Number: 18 2100774 Description: 6,000.0000 Sq. Ft. & Imps. Josephs Manor, Lot 2 Blk B Assmt: \$142,000.00 Liber/Folio: 5112/76 Assessed To: Stone, Jessie M, et al.

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 16th day of March, 2015, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a conv of the Order 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 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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 116727 (3-26,4-2,4-9)

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

CAE 15-04327

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: 608 Salisbury Drive, Óxon Hill, MD 20745 Account Number: 12-1229442 Description: 13,130.00 SF & Imps, McDaniels Sub, Lot 4 Assmt: \$211,600.00 Liber/Folio: 1209-98 Assessed To: Durvin, Alexander F. & Mildred C.

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 16th 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 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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

0 r

True Copy-Test: Sydney J. Harrison, Clerk <u>116728</u> (3-26,4-2,4-9)

CALL

FAX

301-627-6260

ΤO

SUBSCRIBE

301-627-0900

Substitute Trustees

VS.

Antwan Smith

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

MARYLAND

CIVIL NO. CAEF 14-23320

March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-

erty at 3106 Irma Court, Suitland,

Marvland 20746 mentioned in these

proceedings, made and reported by Laura H. G. O'Sullivan, et al., Sub-

stitute Trustees, be ratified and con-

firmed, unless cause to the contrary

thereof be shown on or before the 16th day of April, 2015 next, pro-vided a copy of this Notice be in-serted in some newspaper published in said County once in each of three successity used a be

each of three successive weeks be-

fore the 16th day of April, 2015,

The report states the amount of sale to be \$165,000.00.

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 14-24223

ORDERED, this 16th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-erty at 3101 Tucker Road, Fort

Washington, Maryland 20744 men-

tioned in these proceedings, made and reported by Laura H. G. O'Sul-

livan, et al., Substitute Trustees, be

ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of April, 2015

next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each

of three successive weeks before the 16th day of April, 2015, next.

The report states the amount of sale to be \$255,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Md.

True Copy—Test:

116700

Sydney J. Harrison, Clerk

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

(3-26,4-2,4-9)

Plaintiffs

Defendant

True Copy—Test:

vs.

James Mcgrier

Sydney J. Harrison, Clerk

next.

116698

ORDERED, this 16th day of

Substitute Trustees Plaintiffs

Plaintiffs VS.

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

Shannon Mejia and Luis Mejia Defendants

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

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, pro-vided a copy of this Notice be in-serted in some newspaper published in said County once in each of three successive weeks be-fore 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

Derrill E Holly and Derrill E Holly aka Debrah Holly Defendants

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

CIVIL NO. CAEF 14-11703

ORDERED, this 16th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 2010 Alban Lane, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of April, 2015 next, pro-vided a copy of this Notice be in-serted in some newspaper published in said County once in each of three successive weeks be-fore the 16th day of April, 2015, next.

The report states the amount of sale to be \$225,653.07.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md
rue Copy—Test:
ydney J. Harrison, Clerk

(3-26,4-2,4-9)

116592

116702 (3-26,4-2,4-9)

Т

S

NOTICE

Sydney J. Harrison, Clerk

True Copy-Test:

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

VS.

Mary Stella Chemo-Attey Defendant

(3-26,4-2,4-9)

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 men-tioned 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

Thomas J Range Jr and Sandra D. Reed

vs.

Defendants

Plaintiffs

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 prop-erty at 9 Tecumseh Drive, Forest Heights, Maryland 20745 men-tioned 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

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

V.

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs v. DENNIS AUSTIN 2806 Phelps Avenue District Heights, MD 20747

irta 20783 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-22292

Notice is hereby given this 17th 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 2806 Phelps Avenue, District Heights, MD 20747 irta 20783, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th 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 17th day of April, 2015. The report states the purchase price at the Foreclosure sale to be \$72,250.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116709 (3-26,4-2,4-9)</u>

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 CON-FIRMED, 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. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116565 (3-12,3-19,3-26)</u>

NOTICE

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

LEGALS

Substitute Trustees, Plaintiffs v. WILFREDO CHAVEZ

13900 South Springfield Road Brandywine, MD 20613 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-11941

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 13900 South Springfield Road, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 \$166,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116563</u> (3-12,3-19,3-26)

NOTICE

Rockville, MD 20852

Carrie M. Ward, et al.

6003 Executive Blvd., Suite 101 6003 Executive Blvd., Suite 101

v.

Substitute Trustees, Plaintiffs

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 <u>116557 (3-12,3-19,3-26)</u>

NOTICE

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

Substitute Trustees

Plaintiffs

VAN R. JONES 2818 Curtis Drive Temple Hills, MD 20748 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-31051

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 2818 Curtis Drive, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, 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 \$325,766.41.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116555</u> (3-12,3-19,3-26)

NOTICE

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

> Substitute Trustees, Plaintiffs

JESSE L. COOK 7800 Hanover Parkway, Unit # 265

arta 7800 Hanover Parkway Unit 303 Greenbelt, MD 20770 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-07075

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 7800 Hanover Parkway, Unit # 265, arta 7800 Hanover Parkway Unit 303, 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 16th 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 16th day of April, 2015. The report states the purchase

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

116710

(3-26,4-2,4-9)

The Prince George's Post Newspaper Call 301-627-0900 or Fax 301-627-6260

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, chaser. All costs of deed recordation including but not innited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-icat to post sale audit of the other so the loop with the loop some right. ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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 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 8.5000% 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 govern-mental 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 sub-ject 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 prop-erty 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

(3-19,3-26,4-2) 116671

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,

chaser. All costs of deed recordation including but not limited to all transter, 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 the resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser is 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

(3-19,3-26,4-2) 116670

(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

6204 MARDELLA BLVD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated August 4, 2004 and recorded in Liber 25498, Folio 559 among the Land Records of Prince George's Co., MD, with an original principal balance of \$309,300.00 and an original interest rate of 5.37500% 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 11:27 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

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

NOTICE

Parizo Abunam, a/k/a Parizo E. Abunaw 4941 Crosier Street Suitland, MD 20746 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-32177

Notice is hereby given this 16th 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 16th day of April, 2015, pro-vided 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 16th day of April, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$233,820.00. The property sold herein is known as 4941 Crosier Street, Suitland, MD 20746.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

<u>116717</u> (3-26,4-2,4-9)

NOTICE

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

> Substitute Trustees, Plaintiffs

v.

ROXANA ESCOBAR AKA ROXANA A. ESCOBAR JUAN MAURICIO ESCOBAR 16003 Pointer Ridge Drive Bowie, MD 20716 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-13803

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 prop-erty mentioned in these proceedings and described as 16003 Pointer Ridge Drive, Bowie, MD 20716, 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 16th 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 16th day of April, 2015. The report states the purchase price at the Foreclosure sale to be \$238,000.00.

NOTICE

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

Dorcia N. Harkless and Cornelius B. Harkless

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

CIVIL NO. CAEF 14-09327

ORDERED, this 16th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5201 Addison Road, Capitol Heights, Maryland 20743 men-tioned in these proceedings, made and reported by Laura H. G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 16th day of April, 2015, next.

The report states the amount of sale to be \$155,000.00.

SYDNEY J. HARRISON

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

True Copy—Test: Sydney J. Harrison, Clerk

116703 (3-26,4-2,4-9)

THE

PRINCE

GEORGE'S

POST

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TODAY!

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (3-26,4-2,4-9) <u>116712</u>

\$47.600.00.

NOTICE

NOTICE

Substitute Trustees

Plaintiffs

Defendant(s)

6003 Executive Blvd., Suite 101

SHIRLEY R. DUMAS 1009 Chillum Road, Unit #202

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-17822

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 prop-

erty mentioned in these proceedings and described as 1009 Chillum Road, Unit #202, Hyattsville, MD

20782, 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 16th 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 16th day of April, 2015.

The report states the purchase price at the Foreclosure sale to be

Hyattsville, MD 20782

Carrie M. Ward, et al.

Rockville, MD 20852

v.

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.

Shanda Turner	
2272 Anvil Lane	
Temple Hills, MD 20748	
1	Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-32082

Notice is hereby given this 17th 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 17th day of April, 2015, pro-vided 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 17th day of April, 2015. The Report of Sale states the

amount of the foreclosure sale price to be \$120,800.00. The property sold herein is known as 2272 Anvil Lane, Temple Hills, MD 20748.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116719</u> (3-26,4-2,4-9)

NOTICE

Carrie M. Ward, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees Plaintiffs

CHARLOTTE TUCKER DALE TUCKER 9124 Fowler Lane Lanham, MD 20706 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-34136

Notice is hereby given this 17th 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 9124 Fowler Lane, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 17th 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 17th

day of April, 2015. The report states the purchase price at the Foreclosure sale to be \$155,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>116713</u> (3-26,4-2,4-9)

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 d I M D . .

Timothy L. Mc Donald	
5716 Janice Lane	
Temple Hills, MD 20748	
1 '	Defendant

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-23421

Notice is hereby given this 18th 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 20th day of April, 2015, pro-vided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of

April, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$141,541.68. The property sold herein is known as 5716 Janice Lane, Temple Hills, MD 20748.

SYDNEY J. HARRISON Clerk of the Circuit Court for rince George's (

NOTICE

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

v.

Substitute Trustees, Plaintiffs

CHARNELLE D. SHEPPARD 11376 Cherry Hill Road, Unit # 303 Beltsville, MD 20705 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35518

Notice is hereby given this 18th 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 11376 Cherry Hill Road, Unit # 303, Beltsville, MD 20705, 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 20th 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 20th 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 <u>116714</u> (3-26,4-2,4-9)

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

Jose Argueta 4405 21st Avenue Temple Hills, MD 20748

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-05762

Defendant

Notice is hereby given this 18th day of March, 2015 by the Circuit Court for Prince George's County, that the sale of the Property men tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of April, 2015, pro-vided 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 20th day of April, 2015.

April, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$197,800.00. The property sold herein is known as 4405 21st Avenue, Temple Hills, MD 20748.

SYDNEY J. HARRISON

NOTICE

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

> Substitute Trustees, Plaintiffs

WELLINGTON WATERS, JR. JANICE WATERS 7854 Jacobs Drive Greenbelt, MD 20770 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-04151

Notice is hereby given this 18th 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 7854 Jacobs Drive, Greenbelt, MD 20770, 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 20th 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 20th 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 116715 (3-26,4-2,4-9)

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.

Amilcar G. Mendez 4072 Hanson Oaks Drive New Carrollton, MD 20784 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27667

Notice is hereby given this 18th 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 20th day of April, 2015, pro-vided 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 20th day of April, 2015. The Report of Sale states the

amount of the foreclosure sale price to be \$218,434.94. The property sold herein is known as 4072 Hanson Oaks Drive, New Carrollton, MD 20784.

LEGALS

v.

LEGALS

v.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116711 (3-26,4-2,4-9)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

16103 ARROWROOT COURT BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Emilie R Insley and Donald R Insley, dated March 24, 2006, and recorded in Liber 24766 at folio 383 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 21, 2015

AT 9:22 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 5.99% 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 prop-erty will be rosold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Tays ground rent water rent and all other ment 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 asdistrict charges to be adjusted for the current year to the date of sale, and as-sumed 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 # <u>2013-40164</u>)

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 True Copy—Test: Sydney J. Harrison, Clerk 116721 (3-26,4-2,4-9)

COUNTY COUNCIL HEARING

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

THE FY 2016-2020 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT (COUNCIL RESOLUTION NO. 8-2015)

Pursuant to the provisions of Section 15A 106 of Subtitle 15A, of the Prince George's County Code, the County Council of Prince George's County, Maryland, hereby gives notice that it will hold a public hearing on the Proposed Consolidated Plan for Housing and Community De-velopment for FY 2016-2020 submitted by the County Executive on March 16, 2015 for County Council approval.

A public hearing on this proposal will be held on:

TUESDAY, APRIL 14, 2015 AT 7:00 P.M. COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND 20772

The proposed Consolidated Plan provides a comprehensive long range plan for the use of federal funds, and submits to the U.S. Department of Housing and Urban Development one planning document covering entitlement programs: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnership (HOME), and Housing Opportunities for Persons with HIV/AIDS (HOPWA). The Consolidated Plan contains a housing market analysis and identifies the County's goals for housing and community development; includes a five-year strategic plan for housing, homelessness, special needs populations, and community and economic development; identifies federal, state and local resources expected to be available and the institutional structure expected to carry out the Consolidated Plan; and outlines measures to reduce the hazards of lead-based paint, addresses the needs of public housing residents, details programs to remove barriers to affordable housing and promote fair housing, and presents an anti-poverty strategy.

Persons wishing to testify at the hearing are urged to telephone the Office of the Clerk of the Council (Phone 301-952-3600) to request placement on the advance speakers' list. Persons may also register to speak at the hearing. Time limitations of three minutes per speaker will be imposed. Written testimony will be accepted in lieu of, or in addition to, oral testimony.

E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council. Written comments may be submitted before the hearing to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland, 20772. 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.

A copy of the proposed FY 2016 Annual Action Plan is available for inspection in the Office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland and online at http://egov.co.pg.md.us/lis

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

ATTEST: Redis C. Floyd Clerk of the Council

116788

(4-2, 4-9, 4-16)

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116722 (3-26,4-2,4-9)

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116724 (3-26,4-2,4-9)

COUNTY COUNCIL HEARING

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

THE HOUSING & COMMUNITY DEVELOPMENT **ANNUAL ACTION PLAN FY-2016** FEDERAL GRANTS APPLICATION (COUNCIL RESOLUTION NO. 9-2015)

Pursuant to the provisions of Section 15A-106 of Subtitle 15A, of the Prince George's County Code, the County Council of Prince George's County, Maryland, hereby gives notice that it will hold a public hearing on the Annual Action Plan for FY 2016 submitted by the County Executive on March 16, 2015 for County Council approval.

A public hearing on these proposals will be held on:

TUESDAY, APRIL 14, 2015 AT 7:00 P.M. COUNCIL HEARING ROOM, FIRST FLOOR COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND 20772

The purpose of the hearing is to give all interested persons an opportunity to express their views regarding the projects and funding allocations contained in the proposed Annual Action Plan.

The proposed Annual Action Plan for FY 2016 consists of the combined Federal grants applications for Prince George's County's FY 2016 enti-tlements of Community Development Block Grant, HOME Investment Partnerships and Emergency Shelter Grant funds.

The County's estimated entitlements for FY 2016 are as follows: Community Development Block Grant (CDBG) - \$4,307,176 plus \$237,116 (Program Income); HOME Investment Partnership (HOME) - \$1,433,959 plus \$556,735 (Program Income); and Emergency Shelter Grant (ESG) 5389,196 plus \$389,196 (Matching Funds). All of these grant programs are administered by the U.S. Department of Housing and Urban Development (HUD).

Persons wishing to testify at the hearing are urged to telephone the Office of the Clerk of the Council (Phone 301-952-3600) to request placement on the advance speakers' list. Persons may also register to speak at the hearing. Time limitations of three minutes per speaker will be imposed. Written testimony will be accepted in lieu of, or in addition to, oral testimony.

E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council. Written comments may be submitted before the hearing to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland, 20772. 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

A copy of the proposed FY 2016 Annual Action Plan is available for inspection in the Office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland and online at http://egov.co.pg.md.us/lis.

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

ATTEST: Redis C. Floyd Clerk of the Council

(3-26,4-2) 116786 (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

3407 39TH PL. BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust dated April 30, 2010 and recorded in Liber 31699, Folio 128 among the Land Records of Prince George's Co., MD, with an original principal balance of \$65,120.00 and an original interest rate of 5.50000% 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 on transported on Main St.) on Wing entrance, located on Main St.), on

APRIL 21, 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" con-dition 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 \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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 mar-ketable 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.

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

9906 FARM POND RD. **LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust dated July 28, 2006 and recorded in Liber 25712, Folio 379 among the Land Records of Prince George's Co., MD, with an original principal balance of \$623,986.00 and an original interest rate of 4.000% 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 outpands) and Main St., Opper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 21, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$89,000 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 govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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

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

1002 MINNA AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 28, 2000 and recorded in Liber 13913, Folio 612 among the Land Records of Prince George's Co., MD, with an original principal balance of \$169,837.00 and an original interest rate of 9.0000% 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 Wing entrance, located on Main St.), on

APRIL 21, 2015 AT 11:25 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" con-dition 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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any renument reinstated or paid off the loan prior to the sale 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 mar-ketable 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

16)

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

116835	(4-2,4-9,4-16)	<u>116836</u>	(4-2,4-9,4-16)	116837	(4-2,4-9,4-7
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LEGALS					

NOTICE

NOTICE

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

> Substitute Trustees, Plaintiffs

vs. CHIKA P. UNAEGBU ELIZABETH UNAEGBU 9009 Eldon Drive Clinton, MD 20735 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-36528

Notice is hereby given this 23rd 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 9009 Eldon Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 23rd 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 23rd day of April, 2015.

The report states the purchase price at the Foreclosure sale to be \$526,397.81

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116869 (4-2, 4-9, 4-16)

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

> Substitute Trustees, Plaintiffs

vs. DEANA CARIN WILLIAMSON 7921 Mandan Road, Unit # 304 Greenbelt, MD 20770 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-13470

Notice is hereby given this 23rd 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 7921 Mandan Road, Unit # 304, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of 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 23rd day of April, 2015. The report states the purchase price at the Foreclosure sale to be \$224,332.08.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (4-2,4-9,4-16) 116870



PRINCE GEORGE'S POST NEWSPAPER YOUR NEWSPAPER ()F LEGAL RECORD CALL: 301-627-0900

FAX: 301-627-6260

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

4930 WEALDING WAY OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007 and recorded in Liber 28056, Folio 581 among the Land Records of Prince George's Co., MD, with an original principal balance of \$260,347.00 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

APRIL 21, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 govern-mental 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 sub-ject 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 prop-erty 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 mar-ketable 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.

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4612 PISTACHIO LA. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated May 13, 2005 and recorded in Liber 22726, Folio 232 among the Land Records of Prince George's Co., MD, with an original principal balance of \$140,720.00 and an original interest rate of 5.375% 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 21, 2015 AT 11:27 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 pur-chase 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. TIMÉ 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 pur-chaser. 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 sub-ject 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.¹ 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

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

LEGALS

BWW LAW GROUP, LLC

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10910 MAIDEN DR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated October 31, 2005 and recorded in Liber 23774, Folio 440 among the Land Records of Prince George's Co., MD, with an original principal balance of \$304,000.00 and an original interest rate of 2.000% 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

APRIL 21, 2015 AT 11:28 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$33,000 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 pur-chase 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. 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 pur-chaser. 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 sub-ject 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 mar-ketable 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

116838

(4-2,4-9,4-16)

<u>116839</u>

(4-2,4-9,4-16) <u>116840</u> (4-2, 4-9, 4-16)

LEGALS

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

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

Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204

410-828-4838

COMING SALES

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

43 A ST. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated May 11, 2009 and recorded in Liber 30619, Folio 411 among the Land Records of Prince George's Co., MD, with an original principal balance of \$181,292.00 and an original interest rate of 5.500% 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 Wing entrance, located on Main St.), on

APRIL 21, 2015 AT 11:29 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" con-dition 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 pur-chase 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 govern-mental 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 sub-ject 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 If any such event, this sale shall be that and void, and the incluser'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 prop-erty 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 suit for the property by said defaulted if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or mar-ketable 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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5454 85TH AVE., UNIT #201 HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated August 21, 2007 and recorded in Liber 29833, Folio 209 among the Land Records of Prince George's Co., MD, with an original principal balance of \$93,000.00 and an original interest rate of 7.25000% 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 21, 2015 AT 11:30 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 5454-201 in the subdivision known as "Carrollan Gardens, a Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 prop-erty 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 if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or mar-ketable 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

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4415 LYONS ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated December 7, 2007 and recorded in Liber 29165, Folio 527 among the Land Records of Prince George's Co., MD, with an original principal balance of \$379,500.00 and an original interest rate of 1.11000% 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.) con Wing entrance, located on Main St.), on

APRIL 21, 2015 AT 11:31 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" con-dition 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, merchaser. All costs of deed recordation including but not limited to all transfer. recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 If any such event, this sale shall be that and void, and the incluser scole 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 prop-erty 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 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 mar-ketable 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

(4-2, 4-9, 4-16)116842 (4-2.4-9.4-16)116843 (4-2.4-9.4-16)

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN

Plaintiff

35 Fulford Avenue, Suite 203

A/K/A SHAWN HUGHES

THE STATE OF MARYLAND

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal repre-

sentatives, and executors, adminis-

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

Property Address: 7743 Greymont

Description: 3,050.0000 Sq. Ft. & Imps. Palmer Park Plat 3 Lot 67 Blk 7

Assessed To: Hughes, Sylvia &

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 15-04411

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

Property Address: 7743 Greymont

Description: 3,050.0000 Sq. Ft. &

Imps. Palmer Park Plat 3 Lot 67 Blk 7

Assessed To: Hughes, Sylvia &

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 16th 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 10th day of April, 2015, warning

all persons interested in the said properties to be and appear in this Court by the 19th day of May, 2015,

Account Number: 13 1566512

County of Prince George's

St., Landover, MD 20785

Assmt: \$111,900.00

Shawn Ray

this proceeding:

St., Landover, MD 20785

Assmt: \$111,900.00

Shawn Ray

Liber/Folio: 13733/391

Liber/Folio: 13733/391

Account Number: 13 1566512

grantees, assigns or

Bel Air, Maryland 21014

SYLVIA HUGHES

SHAWN RAY

and

and

and

trators,

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following 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 entrance to the Duvall Wing,Upper Marlboro, MD 20772, at 05:45 P.M. on 04/10/2015. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935

LOT#7429B

1967 PEARSON 42'10" BOAT USCG# 517768 VESSEL NAME: CHALLENGER TOWN CREEK POINT MARINA LLC 23703 BILL DIXON RD CALIFORNIA

LOT#7566B 1985 SILVERTON 34FT BOAT MD#3262B USCG# 080081 BOAT NAMED: RUBY TOO HULL# STN34365A585 HARTGE YACHT HARBOR 4883 CHURCH LANE GALESVILLE

LOT#7567B 1987 CATALINA 34FT BOAT MD#6264BU HULL#CTYP0430C787 CASA RIO MARINA 4079 CADLE CREEK RD EDGEWATER

LOT#7568B 2000 SILVERTON 37FT BOAT MD#5760BJ HULL#STNAD103L900 CASA RIO MARINA 4079 CADLE CREEK RD EDGEWATER

LOT#7569B 1985 REGAL 20FT BOAT MD#5989BC HULL#RGM1024GL485 MIDDLE RIVER LANDING MA-RINA 1901 OLD EASTERN AVE ESSEX

LOT#7599, 2005 HYUNDAI TUC-SON

LEGALS

for redemption have not been paid,

SYDNEY J. HARRISON

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN

WILLIAM SINGLE III, TRUSTEE

CFNA RECEIVABLES (MD), INC.

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

Property Address: 9815 Allen-

town Road, Fort Washington, MD

Description: 20,915.00 SF & Imps.

Account Number: 05-0292201

Merrill Lot 1 Blk B

Assmt: \$529,400.00

Liber/Folio: 5825-718

Assessed To: Joseph Wilson

County of Prince George's

LISA K. JENKINS, TRUSTEE

35 Fulford Avenue, Suite 203

Bel Air, Maryland 21014

JOSEPH WILSON

(3-26, 4-2, 4-9)

Plaintiff

True Copy—Test: Sydney J. Harrison, Clerk

encumbrances.

116730

v.

and

and

and

and

20744

ORDER OF PUBLICATION

although more than six (6) months from the date of sale has expired. BEOR FUND 1, LLC It is thereupon this 16th day of March, 2015, by the Circuit Court for Prince George's County; ORDERED, that notice be given by 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince ANDREW R. JOHNSON George's County, once a week for three successive weeks on or before and the 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this GREGORY J. SWAIN, ESQ. Court by the 19th day of May, 2015, and redeem the Property, and an-swer the Complaint, or thereafter a and 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 THE STATE OF MARYLAND and PRINCE GEORGE'S COUNTY Clerk of the Circuit Court for Prince George's County, Maryland

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: 6108 Floral Park Rd, Brandywine, MD 20613 Account Number: 11 5513998 Description: 6.6400 Acres, Map 144, Grid B1, Par 007 Assmt: \$111,400.00 Liber/Folio: 33583/109 Assessed To: Johnson, Andrew R

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

CAE 15-04415

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:

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 16th 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 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th day of May, 2015, and redeem the Property, and an-swer the Complaint, or thereafter a

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: 4802 Lerov Gorham Dr., Capitol Heights, MD 20743 Account Number: 18 2037034 Description: 6,040.0000 Sq. Ft., Deanwood Park Blk J, Lots 17, 18 Assmt: \$35,200.00 Liber/Folio: 1492/102 Assessed To: Hamilton, Solomon P & Minnie L

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 16th 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 eorge's County, once a week for three successive weeks on or before the 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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

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

encumbrances.

116733

v.

and

and

and

True Copy—Test: Sydney J. Harrison, Clerk (3-26, 4-2, 4-9)ORDER OF PUBLICATION BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

The Complaint states, among other Plaintiff CHARLESTON AT HOLMEHURST CLUB, LLC MANUFACTURERS AND TRADERS TRUST COMPANY HEIDI A. HANSAN, SUBSTITUTE TRUSTEE

and

RICHARD L. COSTELLA, SUBSTI-TUTE TRUSTEE

LEGALS

ORDER OF PUBLICATION BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203

Bel Air, Maryland 21014 Plaintiff

ASHLEY OAK PARTNERS, LLC

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: 13421 Queens Ln, Fort Washington, MD 20744 Account Number: 05 0310953 Description: 14,758.0000 Sq. Ft., Fort Washington Lot 73 Blk D, tdt 3/7/08 Per Ct. Ord CAE07-27117 w/ tdt 07/08/2008 Assmt: \$38,000.00 Liber/Folio: 33146/449 Assessed To: Ashley Oak Partners, LLC

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-04326

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: 13421 Queens Ln, Fort Washington, MD 20744 Account Number: 05 0310953 Description: 14,758.0000 Sq. Ft., Fort Washington Lot 73 Blk D, tdt 3/7/08 Per Ct. Ord CAE07-27117 w/tdt07/08/2008 Assmt: \$38,000.00 Liber/Folio: 33146/449 Assessed To: Ashley Oak Partners, LLC

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 16th 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 10th day of April 2015 warning the 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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 this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

VIN#KM8JM12B45U147026 AAA CAR CARE ROCKVILLE 718 ROCKVILLE PIKE ROCKVILLE

LOT#7570, 2006 NISSAN MAX-IMA VIN#1N4BA41E16C849607 PARK'S AUTO SERVICE 4720A SAINT BARNABAS RD TEMPLE HILLS

LOT#7571, 2008 FORD TAURUS VIN#1FAHP24W28G162276 MERLIN AUTO CLUB 5603 MARLBORO PIKE FORESTVILLE

LOT#7572, 2002 GMC YUKON VIN#1GKEK63U32J154608 IKE'S AUTO SERVICE 2843 REMINGTON AVE BALTIMORE

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

116814 (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:

JASON ANDREW CHAPMAN Estate No.: 98579

NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by VERNELL CHAPMAN for Judicial Probate for the appointment of a personal rep resentative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **April 8, 2015 at 9:30 AM.** This hearing may be transferred or

ostponed to a subsequent time. Further information may be ob-tained by reviewing the estate file in the Office of the Register of Wills.

(3-26,4-2)

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

116795

em the Pro ertv 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 (3-26,4-2,4-9) 116729

ORDER OF PUBLICATION

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

ROBERT V. AMMANN

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: 6126 Walton Ave, Suitland, MD 20746 Account Number: 06 3375508 Description: 23,847.0000 Sq. Ft. & Imps. Twin Ponds Sub-rsb Lot 4 Assmt: \$128,000.00 Liber/Folio: 7876/694 Assessed To: Ammann, Robert V

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 15-04416

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: 6126 Walton Ave, Suitland, MD 20746 Account Number: 06 3375508 Description: 23,847.0000 Sq. Ft. & Imps. Twin Ponds Sub-rsb Lot 4 Assmt: \$128,000.00 Liber/Folio: 7876/694 Assessed To: Ammann, Robert V

The Complaint states, among other things, that the amounts necessary

Prince George's County, Maryland Civil Division CAE 15-04414

In the Circuit Court for

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: 9815 Allentown Road, Fort Washington, MD 20744 Account Number: 05-0292201 Description: 20,915.00 SF & Imps. Merrill Lot 1 Blk B Assmt: \$529,400.00 Liber/Folio: 5825-718 Assessed To: Joseph Wilson

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 16th 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 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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 116731 (3-26,4-2,4-9)

NOTICE

IN THE MATTER OF: **Ruth Aracely Gomez**

FOR THE CHANGE OF NAME TO: **Ruth Aracely Mejia Martinez**

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

Case No. CAE 15-05416

A Petition has been filed to change the name of Ruth Aracely Gomez to Ruth Aracely Mejia Martinez. The latest day by which an objection to the Petition may be filed is April 17, 2015.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland 116799 (3-26)

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

116732 (3-26,4-2,4-9)

ORDER OF PUBLICATION

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

Plaintiff

THE ESTATE OF SOLOMON P. HAMILTON

and

SOLOMON P. HAMILTON and

> THE ESTATE, PERSONAL REPRE-SENTATIVES, HEIRS AND AS-SIGNS OF THE ESTATE OF SOLOMON P. HAMILTON

THE PERSONAL REPRESENTA-

TIVE OF THE ESTATE OF

and

THE STATE OF MARYLAND

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: 4802 Lerov Gorham Dr., Capitol Heights, MD 20743

Account Number: 18 2037034 Description: 6,040.0000 Sq. Ft., Deanwood Park Blk J, Lots 17, 18 Assmt: \$35,200.00 Liber/Folio: 1492/102 Assessed To: Hamilton, Solomon P & Minnie L

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-04413

The object of this proceeding is to

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: 5004 Enterprise Rd, Bowie, MD 20720 Account Number: 13 3916848 Description: Parcel A, 47,154.0000 Sq. Ft., Holmehurst Club Assmt: \$59,300.00 Liber/Folio: 23512/266 Assessed To: Charleston at Holmehurst Club, LLC

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

CAE 15-04412

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: 5004 Enterprise Rd, Bowie, MD 20720 Account Number: 13 3916848 Description: Parcel A, 47,154.0000 Sq. Ft., Holmehurst Club Assmt: \$59,300.00 Liber/Folio: 23512/266 Assessed To: Charleston at Holmehurst Club, 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 16th 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 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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 116734 (3-26, 4-2, 4-9)

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

True Copy—Test: Sydney J. Harrison, Clerk 116735 (3-26,4-2,4-9)

NOTICE

IN THE MATTER OF: Kenneth Chijioke Anyaegbu

FOR THE CHANGE OF NAME TO: Kenneth Chijioke Anusionwu

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

Case No. CAE 15-05420

A Petition has been filed to change the name of Kenneth Chijioke Anyaegbu to Kenneth Chijioke Anusionwu.

The latest day by which an objection to the Petition may be filed is April 20, 2015.

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Maryland 116800 (3-26)

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

In the Matter of: LONDON NICOLE FAITH YATES, Minor

Guardianship No. GD-10575

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely LONDON NICOLE FAITH YATES an infant female born on January 19, 2015 at Mary Washington Hospital, Fredericksburg, VA to Tiffany Yates and Father Unknown, having been filed, it is this 26th day of January,

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Father Unknown, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as Unknown. Respondent, Unknown, is hereby notified to show cause on or before the 26th day of May, 2015, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

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

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

116796

(3-26,4-2,4-9

Plaintiff

ORDER OF PUBLICATION

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

CHI CENTERS, INCORPORATED

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: 9107 Midland Turn, Upper Marlboro, MD 20772 Account Number: 15 1748599 Description: 17,711.0000 Sq. Ft., Marlton Lot 18 Blk 15, Eqe 8748 Assmt: \$38,000.00 Liber/Folio: 29998/672 Assessed To: Chi Centers Incorporated

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-04325

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: 9107 Midland Turn, Upper Marlboro, MD 20772 Account Number: 15 1748599 Description: 17,711.0000 Sq. Ft., Marlton Lot 18 Blk 15, Eqe 8748 Assmt: \$38,000.00 Liber/Folio: 29998/672 Assessed To: Chi Centers 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 16th 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 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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 Property Address: 0 Crain Hwy Account Number: 11 1147271 Description: 5.1800 Acres, Map 145 Grid D1 Par 203 Assmt: \$101,900.00 Liber/Folio: 5225/279 Assessed To: Am-Chi, 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 16th 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 eorge's County, once a week for three successive weeks on or before the 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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

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

encumbrances

True Copy—Test: Sydney J. Harrison, Clerk 116738 (3-26,4-2,4-9)



ORDER OF PUBLICATION

Plaintiff

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

OLAKUNLE M. MAKINDE

and

and

GREENWICH INVESTORS XLV TRUST 2013-1

JEROME A. KUTA, TRUSTEE and

LEGALS

ORDER OF PUBLICATION

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

Plaintiff CHI CENTERS, INCORPORATED

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: 9109 Midland Turn, Upper Marlboro, MD 20772 Account Number: 15 1748581 Description: 15,002.0000 Sq. Ft., Marlton Lot 17 Blk 15, Eqe 8747 Assmt: \$38,000.00 Liber/Folio: 29998/672 Assessed To: Chi Centers Incorporated

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-04324

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: 9109 Midland Turn, Upper Marlboro, MD 20772 Account Number: 15 1748581 Description: 15,002.0000 Sq. Ft., Marlton Lot 17 Blk 15, Eqe 8747 Assmt: \$38,000.00 Liber/Folio: 29998/672 Assessed To: Chi Centers 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 16th 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 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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

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 16th 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 and George's County, once a week for three successive weeks on or before the 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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 116742 (3-26,4-2,4-9)

ORDER OF PUBLICATION

35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

Plaintiff

```
and
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BEOR FUND 1, LLC

And heirs, devisees, personal representatives, and executors, adminisassigns 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

rated

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-04321

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: 9111 Midland

LEGALS

ORDER OF PUBLICATION ORDER OF PUBLICATION BEOR FUND 1, LLC BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff CHI CENTERS, INCORPORATED CHI CENTERS, INCORPORATED 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: 9113 Midland Turn, Upper Marlboro, MD 20772 Account Number: 15 1748565 Description: 15,067.0000 Sq. Ft., Marlton Lot 15 Blk 15, Eqe 8745 Assmt: \$38,000.00 Liber/Folio: 29998/672 Assessed To: Chi Centers Incorporated

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-04320

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following propety 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. this proceeding:

Property Address: 9113 Midland Turn, Upper Marlboro, MD 20772 Account Number: 15 1748565 Description: 15,067.0000 Sq. Ft., Marlton Lot 15 Blk 15, Eqe 8745 Assmt: \$38,000.00 Liber/Folio: 29998/672 Assessed To: Chi Centers 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 16th 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 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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 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

Plaintiff

Property Address: 9115 Midland Turn, Upper Marlboro, MD 20772 Account Number: 15 1748557 Description: 15,026.0000 Sq. Ft., Marlton Lot 14 Blk 15, Eqe 8744 Assmt: \$38,000.00 Liber/Folio: 29998/672 Assessed To: Chi Centers Incorporated

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

CAE 15-04317

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: 9115 Midland Turn, Upper Marlboro, MD 20772 Account Number: 15 1748557 Description: 15,026.0000 Sq. Ft., Marlton Lot 14 Blk 15, Eqe 8744 Assmt: \$38,000.00 Liber/Folio: 29998/672 Assessed To: Chi Centers 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 16th 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 eorge's County, once a week for three successive weeks on or before the 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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 Prince George's County, Maryland

v. CHI CENTERS, INCORPORATED PRINCE GEORGE'S COUNTY

trators, grantees, County of Prince George's

Property Address: 9111 Midland Turn, Upper Marlboro, MD 20772 Account Number: 15 1748573 Description: 15,019.0000 Sq. Ft., Marlton Lot 16 Blk 15, Eqe 8746 Assmt: \$38,000.00 Liber/Folio: 29998/672 Assessed To: Chi Centers Incorpo-

True Copy—Test:	
Sydney J. Harrison	ı, Clerk
116736	(3-26,4-2,4-9)

ORDER OF PUBLICATION

Plaintiff

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

v.

AM-CHI, INC.

and

RICHARD H. DOBSON

and

THE ESTATE OF RICHARD H. DOBSON

and

THE PERSONAL REPRESENTA-TIVE OF THE ESTATE OF RICHARD H. DOBSON

and

THE ESTATE, PERSONAL REPRE-SENTATIVE AND HEIRS OF RICHARD H. DOBSON

and

LEO BRUSO, TRUSTEE

and

LEWIS C. CASSIDY, 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: 0 Crain Hwy Account Number: 11 1147271 Description: 5.1800 Acres, Map 145 Grid D1 Par 203 Assmt: \$101,900.00 Liber/Folio: 5225/279 Assessed To: Am-Chi, Inc.

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-04323

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:

THE STATE OF MARYLAND 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: 1313 Chillum

Rd, Hyattsville, MD 20782 Account Number: 17 1860667 Description: 7,496.0000 Sq. Ft., Chillum Gardens, Lot 5 Blk 2 Assmt: \$60,300.00 Liber/Folio: 21287/270 Assessed To: Makinde, Olakunle M

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-04319

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: 1313 Chillum Rd, Hyattsville, MD 20782 Account Number: 17 1860667 Description: 7,496.0000 Sq. Ft., Chillum Gardens, Lot 5 Blk 2 Assmt: \$60,300.00 Liber/Folio: 21287/270 Assessed To: Makinde, Olakunle M

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 16th 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 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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.

Clerk of the C	HARRISON Circuit Court for County, Maryland
True Copy—Test Sydney J. Harris	:: on Clerk
116741	(3-26,4-2,4-9)

Prince George's County, Maryland

True Copy—Test: Sydney J. Harrison, Clerk <u>116737</u> (3-26,4-2,4-9)

ORDER OF PUBLICATION

Plaintiff

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

OLAKUNLE M. MAKINDE

and

v.

GREENWICH INVESTORS XLV TRUST 2013-1

and

JEROME A. KUTA, TRUSTEE

and

THE STATE OF MARYLAND

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: 1311 Chillum Rd, Hyattsville, MD 20782 Account Number: 17 1860675 Description: 9,452.0000 Sq. Ft., Chillum Gardens, Lot 6 Blk 2 Assmt: \$60,500.00 Liber/Folio: 21287/270 Assessed To: Makinde, Olakunle M

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-04318

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: 1311 Chillum Rd, Hyattsville, MD 20782 Account Number: 17 1860675 Description: 9,452.0000 Sq. Ft., Chillum Gardens, Lot 6 Blk 2 Assmt: \$60,500.00 Liber/Folio: 21287/270 Assessed To: Makinde, Olakunle M

Turn, Upper Marlboro, MD 20772 Account Number: 15 1748573 Description: 15,019.0000 Sq. Ft., Marlton Lot 16 Blk 15, Eqe 8746 Assmt: \$38,000.00 Liber/Folio: 29998/672 Assessed To: Chi Centers 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 16th 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 10th day of April, 2015, warning all persons interested in the said properties to be and appear in this Court by the 19th 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 116739 (3-26,4-2,4-9)

NOTICE

IN THE MATTER OF:

FOR THE CHANGE OF

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

The latest day by which an object

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland <u>116802</u>

Prince George's County, Maryland

True Copy—Test: Sydney J. Harrison, Clerk <u>116740</u> (3-26,4-2,4-9)

True Copy—Test: Sydney J. Harrison, Clerk 116743 (3-26, 4-2, 4-9)

LEGALS

COUNTY COUNCIL HEARING

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

WASHINGTON SUBURBAN SANITARY COMMISSION PROPOSED FISCAL YEAR 2015-2016 OPERATING & CAPITAL BUDGETS AND THE WASHINGTON SUBURBAN SANITARY COMMISSION CAPITAL IMPROVEMENT PROGRAM FOR WATER AND SEWERAGE, FOR FISCAL YEARS 2016-2021

> TUESDAY, APRIL 14, 2015 2:30 P.M. COUNCIL HEARING ROOM, FIRST FLOOR COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND

Copies of the proposed budgets will be available at the Washington Suburban Sanitary Commission, 14501 Sweitzer Lane, Laurel, Mary-land, and the Office of the Clerk of the Council, County Administration Building, Room 2198, Upper Marlboro, Maryland. Copies of the County Executive's recommendations will be available in the Office of the Clerk of the Council.

Members of the public are invited to express their views concerning the proposed budget. Persons wishing to testify are requested to tele-phone the Office of the Clerk of the Council at (301) 952 3600 in advance. Speakers will be allowed three minutes each. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

ATTEST: Redis C. Floyd Clerk of the Council

(4-2, 4-9)

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

Rufina Glover

NAME TO: Rufina Herrera

Case No. CAE 15-03839

A Petition has been filed to change the name of Rufina Glover to Rufina Herrera.

tion to the Petition may be filed is April 20, 2015.

(3-26)116935

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9252 CHERRY LANE #13 LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from James E. Davis, dated May 13, 2005 and recorded in Liber 22367, Folio 534 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$136,000.00, 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 21, 2015 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$13,000.00 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

(4-2,4-9,4-16)

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

7506 CATONE COURT OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Donovan L. Benton and Gloria J. Benton, dated December 23, 2008 and recorded in Liber 30264, Folio 334 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$339,187.00, 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 21, 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 \$36,000.00 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 ex-pressly 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

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

6304 GRENFELL COURT BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Alonso Ciriaco and Juanita Ciriaco, dated November 9, 2005 and recorded in Liber 23893, Folio 062 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$345,800.00, and an original interest rate of 5.875%, 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 21, 2015 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$41,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclo-sure 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

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(4-2.4-9.4-16)

(4-2,4-9,4-16)

LEGALS

116880

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

4318 TELFAIR BOULEVARD, UNIT# 339 SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Dena R Harris, dated November 2, 2007, and recorded in Liber 28997 at folio 677 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 14, 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 \$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 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 be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the r

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

116816

(3-26,4-2,4-9) 116642



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

LEGALS

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 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 be responsible for othe jobs 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

CALL 301.627.0900

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

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

8620 CUNNINGHAM DR. COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated November 4, 2004 and recorded in Liber 20745, Folio 410 among the Land Records of Prince George's Co., MD, with an original principal balance of \$227,500.00 and an original interest rate of 5.00000% 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 21, 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 \$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, chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any argument argument reinstation of and off the loan prior to the sale 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

116819

(4-2,4-9,4-16)

LEGALS	LEGALS	LEGALS
THE PRINCE	McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707	McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707
	Laurel, Maryland 20707 301-490-3361 SUBSTITUTE TRUSTEES' SALE OF VALUABLE	Laurel, Maryland 20707 301-490-3361 SUBSTITUTE TRUSTEES' SALE OF VALUABLE
GEORGE'S	IMPROVED REAL ESTATE	IMPROVED REAL ESTATE 8016 BROOKLYN BRIDGE ROAD
	5009 69TH PLACE HYATTSVILLE, MARYLAND 20784 By virtue of the power and authority contained in a Deed of Trust from	LAUREL, MARYLAND 20707
POST	Katrina L Jones, dated January 24, 2007, and recorded in Liber 27969 at folio 061 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	By virtue of the power and authority contained in a Deed of Trust from Kathleen G. Bush, dated November 22, 2006, and recorded in Liber 26806 at folio 537 among the Land Records of PRINCE GEORGE'S COUNTY, Mary- land 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
NEWSPAPER	APRIL 14, 2015 AT 9:08 AM	APRIL 14, 2015 AT 9:09 AM
VAUD	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.	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.
YOUR	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.	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.
NEWSPAPER OF	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 6.5% per	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 5.25% per
LEGAL RECORD	cretion, 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 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 prop- erty 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 settle- ment is delayed for any reason. Taxes, ground rent, water rent, and all other	such other form as the Substitute Trustees may determine, at their sole dis- cretion, 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 5.25% 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 prop- erty 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 settle- ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis to the event
CALL:	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 as- sumed 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	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 as- sumed 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
301-627-0900	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. Pur- chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the	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. Pur- chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the
FAX:	property immediately after the sale. (Matter # <u>2012-23522</u>) 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	property immediately after the sale. (Matter # <u>2012-33158</u>) 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
301-627-6260	116756 (3-26,4-2,4-9)	<u>116757 (3-26,4-2,4-9)</u>
LEGALS	LEGALS	LEGALS
McCabo Waishaw & Conversity I.C.	McCabo Washara & Converse LLC	McCabe, Weisberg & Conway, LLC
McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361	McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361	312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

14005 DUNWOOD VALLEY DRIVE BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Gloria D Williams and Douglas E Williams, dated June 29, 2007, and recorded in Liber 28277 at folio 450 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned 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 21, 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 \$63,000.00 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 7.5% per annum from date of sale to the date the funds are received in the office of the Circuit the curves of the sale by the circuit and the date the funds are received in the office of the curves of the sale by the circuit the curves of the sale by the curves of the sale b 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 prop-erty 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 settle-ment 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 as-sumed thereafter by the purchaser. Condominium fees and/or homeowners sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of 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. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser 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 # 2011-09997)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

2300 OAK GLEN WAY DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Devin Willis, dated June 16, 2006, and recorded in Liber 25447 at folio 629 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 14, 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

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 function 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 Subcititute Trustens if the arearchy is unchased by an optime them. 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 prop-erty 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 settle-ment 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 as-sumed thereafter by the purchaser. Condominium fees and/or homeowners sumed 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 # 2013-36946)

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

IMPROVED REAL ESTATE

6305 HIL MAR DR UNIT 1 DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Bonita Grier, dated February 26, 2007, and recorded in Liber 27346 at folio 464 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 14, 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 \$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 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 settle. will be no abatement of interest due from the purchaser in the event settle-ment 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 escrow, it 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. Pur-chaser 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 # <u>14-606946</u>)

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

(3-26,4-2,4-9) 116891 (3-26,4-2,4-9) 116793 IT PAYS TO ADVERTISE! The Prince George's Post Call Brenda Boice at 301 627 0900

(4-2,4-9,4-16) <u>116792</u>

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, APRIL 14, 2015

COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, April 14, 2015, the County Council of Prince George's County, Maryland, will hold the following public hearings:

2:30 P.M.

Appointment of the following individuals to the Personnel Board for Prince George's County:

Ms. Carolyn F. Scriber	Reappointment Term Expiration: 12/3/2018
Mr. John C. Hardwick	Reappointment Term Expiration: 12/3/2018

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600. 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

> > NOTICE

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 14-29094

ORDERED, this 12th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-

Hills, Maryland, Vale The safe of the prop-erty at 2404 Iverson Street, Temple Hills, Maryland 20748 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan, et al. Coheticts Tructure the profile

al., Substitute Trustees, be ratified and confirmed, unless cause to the

contrary thereof be shown on or be-

fore the 13th day of April, 2015 next, provided a copy of this Notice be in-

erted in some newspaper pub-

lished in said County once in each of three successive weeks before the

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.

13th day of April, 2015, next.

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

Substitute Trustees

VS.

Theresa L Faust

(4-2)

Plaintiffs

Defendant

Laurel, MD 20707

Attest: Redis C. Floyd Clerk of the Council

Defendant

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

vs.

<u>116934</u>

Jerry Thomas

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

CIVIL NO. CAEF 14-27637

ORDERED, this 11th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 4549 Akron Street, Temple Hills, Maryland 20748 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 before the 13th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 13th day of April, 2015, next. The report states the amount of

sale to be \$105,000.00.

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)

NOTICE

LEGALS

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

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

11310 CHERRY HILL LANE UNIT # 301 **BELTSVILLE, MARYLAND 20705**

By virtue of the power and authority contained in a Deed of Trust from Yordanos K. Araia and Lulseged Arega, dated June 23, 2005, and recorded in Liber 22845 at folio 098 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 ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 14, 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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Tructase if the property is purchased by an entity other than 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 prop-erty 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 # 2013-42798)

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

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116794	(3-26,4-2,4-9)
NOTICE	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.	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.
Phillip L. Wilkinson, Personal Representative for the Es- tate of Ronald C. Wilkinson 16029 Jerald Road	Theodore Perry, Personal Representative for the Es- tate of Barbara D. Perry 10514 Vista Gardens Drive

Bowie, MD 20720

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	<u>UNIT</u>	DESCRIPTION		
8,500	TON	Hot Mix Asphalt SUPERPAVE 12.5		
8,500	TON	MM, PG 70-22 Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22		
6,000 120,000	SY SY	Full Depth Patching Milling Hot Mix Asphalt Pavement,		
5,000	SY	One Inch Residential and Commercial Driveway		
12,000	LF	Entrances 5 Inch Yellow Thermoplastic Pavement		
12,000	LF	Marking 5 Inch White Thermoplastic Pavement Marking		
22,500	LF	Marking Remove and Replace Concrete Curb		
45,000	SF	and Gutter Remove and Replace Concrete Sidewalk		
<u>Group B:</u>				
<u>QUANTITY</u> <u>UNIT</u>		DESCRIPTION		
9,000	TON	Hot Mix Asphalt SUPERPAVE 12.5		
9,000	TON	MM, PG 70-22 Hot Mix Asphalt SUPERPAVE 9.5		
15,000 100,000	SY SY	MM, PG 64-22 Full Depth Patching Milling Hot Mix Asphalt Pavement,		
3,650	SY	One Inch Residential and Commercial Driveway		
5,000	LF	Entrances 5 Inch Yellow Thermoplastic Pavement		
5,000	LF	Marking 5 Inch White Thermoplastic Pavement		
12,000	LF	Marking Remove and Replace Concrete Curb and Gutter		
30,500	SF	Remove and Replace Concrete Sidewalk		
Group C:				
QUANTITY	<u>UNIT</u>	DESCRIPTION		
5,500	TON	Hot Mix Asphalt SUPERPAVE 12.5		
5,500	TON	MM, PG 70-22 Hot Mix Asphalt SUPERPAVE 9.5 MM, PC 64-22		
3,500 40,000	SY SY	MM, PG 64-22 Full Depth Patching Milling Hot Mix Asphalt Pavement,		
1,150	SY	One Inch Residential and Commercial Driveway		

NOTICE

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

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

VS.

Estate of Hattie V Wolfe Defendant

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

CIVIL NO. CAEF 14-24226

ORDERED, this 17th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 6118 Belwood Street, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th 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 17th day of April, 2015, next.

The report states the amount of sale to be \$321,351.45.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

116704 (3-26,4-2,4-9)

NOTICE

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

vs.

Cecile B Desir and Desilon Desir Defendants

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

CIVIL NO. CAEF 14-24382

ORDERED, this 18th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2018 Woodberry Street, Hy-attsville, Maryland 20782 attsville, Maryland 20782 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 20th 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 20th day of April, 2015, next.

The report states the amount of 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

(3-26, 4-2, 4-9)

116707

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

True Copy—Test: Sydney J. Harrison, Clerk

<u>116675</u>

Substitute Trustees Plaintiffs vs.

Meredith A. Yancey Defendant

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

CIVIL NO. CAEF 14-24200

ORDERED, this 17th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4008 Spirea Court, Hy-attsville, Maryland 20784 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 17th 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 17th day of April, 2015, next.

The report states the amount of sale to be \$178,500.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

116705 (3-26,4-2,4-9)

NOTICE

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

David A Calhoun

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

CIVIL NO. CAEF 14-24411

ORDERED, this 17th day of March, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 12112 White Hall Drive, 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 17th day of April, 2015 next, provided a copy of this Notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 17th day of April, 2015, next.

The report states the amount of sale to be \$320,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

(3-26, 4-2, 4-9)116706

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-36669

Defendant

Notice is hereby given this 16th 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 16th day of April, 2015, pro-vided 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 16th day of April, 2015. The Report of Sale states the

amount of the foreclosure sale price to be \$278,640.00. The property sold herein is known as 16029 Jerald Road, Laurel, MD 20707.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (3-26,4-2,4-9) 116716

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. Nathaniel Risch, Personal Representative for the Es-tate of Samuel L. Crump 7508 Old Muirkirk Road Beltsville, MD 20705

Defendant In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-34334

Notice is hereby given this 17th day of March, 2015 by the Circuit Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of April, 2015, pro-vided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three succes-sive weeks before the 17th day of

April, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$200,000.00. The property sold herein is known as 7508 Old Muirkirk Road, Beltsville, MD 20705 20705.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (3-26, 4-2, 4-9)116720

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-31451

Defendant

3,000

3,000

9,500

15,000

QUANTITY

8,500

8,500

10.500

95,000

5,250

7,500

7,500

18,500

36,000

Group D:

Notice is hereby given this 16th 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 conrary thereof be shown on or before the 16th day of April, 2015, pro-vided 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 16th day of

April, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$274,633.97. The property sold herein is known as 10514 Vista Gardens Drive, Bowie, MD 20720.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116718 (3-26,4-2,4-9)

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.
Melvin Riley Robinette Riley
14401 Dunwood Valley Drive
Bowie, MD 20721
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-34078

Notice is hereby given this 18th 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 conrary thereof be shown on or before the 20th day of April, 2015, pro-vided 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 20th day of

April, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$293,000.00. The property sold herein is known as 14401 Dunwood Valley Drive, Bowie, MD 20721.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (3-26,4-2,4-9) 116723

116682

LF	5 Inch Yellow Thermoplastic Pavement Marking
LF	5 Inch White Thermoplastic Pavement Marking
LF	Remove and Replace Concrete Curb and Gutter
SF	Remove and Replace Concrete Sidewalk
JNIT	DESCRIPTION

Entrances

<u>UNIT</u>	DESCRIPTION
TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
SY	Full Depth Patching
SY	Milling Hot Mix Asphalt Pavement, One Inch
SY	Residential and Commercial Driveway Entrances
LF	5 Inch Yellow Thermoplastic Pavement Marking
LF	5 Inch White Thermoplastic Pavement Marking
LF	Remove and Replace Concrete Curb and Gutter
SF	Remove and Replace Concrete Sidewalk

	<u>Group E:</u>		
	<u>QUANTITY</u>	<u>UNIT</u>	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
00	12,500	SY	Full Depth Patching
es, ffs	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
int	12,000	LF	5 Inch White Thermoplastic Pavement Marking
	12,000	LF	Remove and Replace Concrete Curb and Gutter
th	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

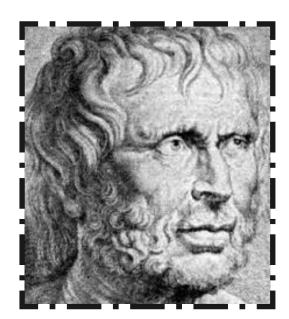
5. This project requires 40% MBE subcontracting.

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

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



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"True happiness is to enjoy the present, without anxious dependence upon the future, not to amuse ourselves with either hopes or fears but to rest satisfied with what we have, which is sufficient, for he that is so wants nothing. The greatest blessings of mankind are within us and within our reach. A wise man is content with his lot, whatever it may be, without wishing for what he has not." -Seneca

