

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

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. 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

116783 (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

6507 LAMONT PLACE  
 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 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

116876 (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

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 ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116784 (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

4006 ENDERS LANE  
 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 expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

116877 (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

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, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116785 (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

4213 TAUNTON DRIVE  
 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

116878 (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

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 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 # 2012-26248)

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  
116753 (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

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

Under a power of sale contained in a certain Deed of Trust dated May 17, 2005 and recorded in Liber 22145, Folio 103 among the Land Records of Prince George's Co., MD, with an original principal balance of \$306,000.00 and an original interest rate of 5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2015 AT 11:00 AM

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

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

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

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES  
Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees  
ALEX COOPER AUCTS, INC.  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
116645 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

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 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 # 2012-33763)

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  
116754 (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

12712 KESWICK LA.  
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated October 27, 2005 and recorded in Liber 23795, Folio 102 and re-recorded in Liber 33153, Folio 30 among the Land Records of Prince George's Co., MD, with an original principal balance of \$315,000.00 and an original interest rate of 6.8500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2015 AT 11:01 AM

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

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

Terms of Sale: A deposit of \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES  
Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees  
ALEX COOPER AUCTS, INC.  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
116646 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

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

7408 GRANGE HALL DRIVE  
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Elisa D Brown, dated December 23, 2006, and recorded in Liber 26810 at folio 190 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 7, 2015, AT 9:02 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.85% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2010-07540)

LAURA H.G. O'SULLIVAN, ET AL.,  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland  
116636 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated September 26, 2006 and recorded in Liber 26410, Folio 105 and re-recorded in Liber 30866, Folio 146 among the Land Records of Prince George's Co., MD, with an original principal balance of \$767,000.00 and an original interest rate of 2.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2015 AT 11:03 AM

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

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

Terms of Sale: A deposit of \$114,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES  
Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees  
ALEX COOPER AUCTS, INC.  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
116648 (3-19,3-26,4-2)



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
 IMPROVED REAL ESTATE

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 event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-27119)

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 (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

8467 SNOWDEN OAKS PL.  
 LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated March 14, 2007 and recorded in Liber 27570, Folio 101 among the Land Records of 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

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" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES  
 Howard N. Bierman, Carrie M. Ward, et al.,  
 Substitute Trustees  
 ALEX COOPER AUCTS., INC.  
 908 YORK RD., TOWSON, MD 21204  
 410-828-4838  
 116817 (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

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 no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-602429)

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  
 116885 (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

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.), on

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" 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 \$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 subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES  
 Howard N. Bierman, Carrie M. Ward, et al.,  
 Substitute Trustees  
 ALEX COOPER AUCTS., INC.  
 908 YORK RD., TOWSON, MD 21204  
 410-828-4838  
 116818 (4-2,4-9,4-16)

LEGALS

NOTICE

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

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

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 property mentioned in these proceedings and described as 5213 Whitfield Chapel Road, 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 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  
 116916 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees,  
 Plaintiffs  
 v.  
 LOLISA TUCKER  
 910 Opus Avenue  
 Capitol Heights, MD 20743  
 Defendant(s)

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 property 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 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 \$245,669.12.

SYDNEY J. HARRISON  
 Clerk of the Circuit Court for  
 Prince George’s County, Md.  
 True Copy—Test:  
 Sydney J. Harrison, Clerk  
 116917 (4-2,4-9,4-16)

LEGALS

NOTICE

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

v.  
 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  
 Defendants

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, Maryland, 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, 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 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  
 v.  
 MATTHEW L. W. MAYHUGH  
 34 Avondale Street  
 Laurel, MD 20707  
 Defendant(s)

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 property mentioned in these proceedings and described as 34 Avondale Street, Laurel, MD 20707, 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 \$116,100.00.

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

Substitute Trustees  
 vs.  
 PROVIDENCE GLOBAL DESIGN  
 BUILD, LLC, A VIRGINIA LIMITED 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 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 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  
 116933 (4-2,4-9,4-16)

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**3801 DUNHILL CT.  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated April 10, 2006 and recorded in Liber 26350, Folio 379 among the Land Records of Prince George's Co., MD, with an original principal balance of \$782,464.00 and an original interest rate of 9.20000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**APRIL 7, 2015 AT 11:05 AM**  
ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$78,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**4707 CARDINAL AVENUE  
BELTSVILLE, MARYLAND 20705**

By virtue of the power and authority contained in a Deed of Trust from Peter A Borlo, dated August 18, 2006, and recorded in Liber 31246 at folio 212 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 7, 2015, AT 9:12 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.7% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2010-06518](#))

**LAURA H.G. O'SULLIVAN, ET AL.,**  
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

116644 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**3509 DUKE ST.  
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust dated July 7, 2005 and recorded in Liber 22453, Folio 34 among the Land Records of Prince George's Co., MD, with an original principal balance of \$335,000.00 and an original interest rate of 5.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**APRIL 7, 2015 AT 11:09 AM**  
ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**828 THURMAN AVENUE  
HYATTSVILLE, MARYLAND 20783**

By virtue of the power and authority contained in a Deed of Trust from Ada V. Interiano and Marco A. Interiano, dated May 20, 2005, and recorded in Liber 22393 at folio 342 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 7, 2015, AT 9:03 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2013-41975](#))

**LAURA H.G. O'SULLIVAN, ET AL.,**  
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated August 6, 2008 and recorded in Liber 29991, Folio 146 among the Land Records of Prince George's Co., MD, with an original principal balance of \$128,113.36 and an original interest rate of 10.63000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**APRIL 7, 2015 AT 11:14 AM**  
ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered three hundred two (302), in building lettered "A", in the subdivision known as "Section Two, Park Place" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**6700 TEMPLE HILL ROAD  
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Darlene B Prather and Kevin Prather, dated December 4, 2006, and recorded in Liber 26896 at folio 389 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 7, 2015, AT 9:07 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.24% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2011-18465](#))

**LAURA H.G. O'SULLIVAN, ET AL.,**  
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

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

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



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
 AND ANY IMPROVEMENTS THEREON

12501 CASWELL LA.  
 BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated November 22, 2004 and recorded in Liber 21060, Folio 609 among the Land Records of Prince George's Co., MD, with an original principal balance of \$186,000.00 and an original interest rate of 8.800% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2015 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
 REAL PROPERTY

114 ONONDAGA DRIVE  
 OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Delicia M. Gray, dated August 9, 2010 and recorded in Liber 32041, Folio 007 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$95,603.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 7, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
 AND ANY IMPROVEMENTS THEREON

9239 FOWLER LA.  
 LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated January 22, 2010 and recorded in Liber 31511, Folio 501 among the Land Records of Prince George's Co., MD, with an original principal balance of \$206,196.00 and an original interest rate of 5.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2015 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
 REAL PROPERTY

9527 MONTROSE STREET  
 UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Stephanie S. Williamson, dated April 7, 2008 and recorded in Liber 29577, Folio 081 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,520.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 7, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$34,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
 AND ANY IMPROVEMENTS THEREON

1726 TAYLOR AVE.  
 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated December 1, 2006 and recorded in Liber 27034, Folio 694 among the Land Records of Prince George's Co., MD, with an original principal balance of \$175,000.00 and an original interest rate of 6.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2015 AT 11:08 AM

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

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

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

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
 REAL PROPERTY

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 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

116744 (3-26,4-2,4-9)

LEGALS

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 is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-27044)

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

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 Shikmut, 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

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 settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-605341)

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)

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 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 9:03 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 property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-605180)

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 (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

By virtue of the power and authority contained in a Deed of Trust from Tinuola Amoky and Steven Amoky, dated November 3, 2006, and recorded in Liber 31654 at folio 322 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 7, 2015, AT 9:08 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.29% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-601512)

LAURA H.G. O'SULLIVAN, ET AL.,  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

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

LEGALS

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 no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-24650)

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

116888 (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

5805 63RD PLACE  
RIVERDALE, MARYLAND 20737

By virtue of the power and authority contained in a Deed of Trust from 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

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 property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-16370)

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

116889 (4-2,4-9,4-16)

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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. 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 no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2012-23415](#))

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

116893 (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

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 property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [14-603632](#))

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

116894 (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

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 time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [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

116895 (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 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" 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, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT [WWW.ALEXCOOPER.COM](#) FOR STATUS OF UPCOMING SALES

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

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

116823 (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

7003 GIDDINGS DR.  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 26, 2008 and recorded in Liber 30334, Folio 249 among the Land Records of 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" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

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

PLEASE CONSULT [WWW.ALEXCOOPER.COM](#) FOR STATUS OF UPCOMING SALES

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

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

116824 (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

5814 CHOCTAW DR.  
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated December 12, 2006 and recorded in Liber 26962, Folio 8 among the Land Records of 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

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" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

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

PLEASE CONSULT [WWW.ALEXCOOPER.COM](#) FOR STATUS OF UPCOMING SALES

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

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

116825 (4-2,4-9,4-16)

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LEGALS

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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 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 # 2011-18872)

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

116896(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

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.

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

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

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

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

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

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

116883(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

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 and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-17905)

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 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 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

116899(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

14215 WATER FOWL WAY  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Playse 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 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 # 2012-27390)

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 \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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


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

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

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

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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

Defendant(s)

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

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 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 \$55,250.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116871 (4-2,4-9,4-16)

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 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 \$136,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116873 (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.

Gale Hoes,  
Personal Representative for the Estate of  
Debra L. Minor  
7619 Covent Gardens Court  
Hyattsville, MD 20785

Defendant

**In the Circuit Court for Prince 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, 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 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 20785.

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  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.

Kimberly Fox,  
Personal Representative for the Estate of  
Mary V. Eaton  
5903 40th Avenue  
Hyattsville, 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 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, 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 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 Avenue, 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)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

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

Defendants

**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 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, 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 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)

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.

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 contrary 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 successive 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)

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LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

MILDRED INEZ JUBIEN  
1836 Metzertott 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 Metzertott Road, Unit # 1720, Adelphi, 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 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 \$48,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116903 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

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 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 \$199,000.00.

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

True Copy—Test:  
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

116797 (3-26)

NOTICE

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

Plaintiffs

vs.

Eric Wingard

Defendant

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

**CIVIL NO. CAEF 14-18157**

ORDERED, this 25th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4111 Decatur Street, Hyattsville, 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

116928 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

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 property mentioned in these proceedings and 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, 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 \$277,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116904 (4-2,4-9,4-16)

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 # T2  
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:  
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 property at 5516 Trout Run Road, 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 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 \$245,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

116930 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

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, 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 \$146,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116906 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

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 property mentioned in these proceedings and described as 6613 Weston Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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.

True Copy—Test:  
Sydney J. Harrison, Clerk  
116913 (4-2,4-9,4-16)

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**

A Petition has been filed to change the name of (Minor Child) Suheyli Amaranta Espinal to Suheyli Amaranta Espinal Hip.

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

116809 (3-26)

NOTICE

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

Plaintiffs

vs.

Veronica L Main

Defendant

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

**CIVIL NO. CAEF 14-15397**

ORDERED, this 25th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property 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 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 \$161,054.35.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

116931 (4-2,4-9,4-16)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

PAUL WILLIAM JACKSON  
12318 Rollys Ridge Avenue  
Upper Marlboro, MD 20774

Defendant(s)

**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 property mentioned in these proceedings and described as 12318 Rollys Ridge Avenue, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 \$258,172.34.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116907 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

SYLVIA KNIGHT  
1931 South Addison Road, Unit # 1931  
District Heights, MD 20747

Defendant(s)

**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 property mentioned in these proceedings and described as 1931 South Addison Road, Unit # 1931, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 \$63,210.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116915 (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 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

116807 (3-26)

NOTICE

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

Plaintiffs

vs.

Chris Henderson and Katedra Sullivan

Defendants

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

**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 property 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 before 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

116932 (4-2,4-9,4-16)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

HENRIETTA ANNIE MARIA HOLIDAY JOHNSON  
A/K/A HENRIETTA H. JOHNSON  
1904 Bender Court  
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 property mentioned in these proceedings and described as 1904 Bender Court, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or 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 \$55,283.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116905 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

KEITH D. LEE  
15922 Edgeview Terrace  
Bowie, MD 20716

Defendant(s)

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

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 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 \$208,250.00.

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

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

NOTICE

IN THE MATTER OF:  
Kirk Darnell Ralls II

FOR THE CHANGE OF NAME TO:  
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 April 20, 2015.

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

116801 (3-26)

NOTICE

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

Plaintiffs

vs.

Ana I Montoya and Santos M Henriquez

Defendants

**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 property at 9807 Jacqueline Drive, 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 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 \$190,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

116927 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

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 property mentioned in these proceedings and described as 8902 Shannan Drive, IRTA 8902 Shannon 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, 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 \$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

v.

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 property mentioned in these proceedings and described as 5412 Brenner Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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.

True Copy—Test:  
Sydney J. Harrison, Clerk  
116914 (4-2,4-9,4-16)

NOTICE

IN THE MATTER OF:  
Jacob Melendez

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

116810 (3-26)

NOTICE

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

Plaintiffs

vs.

Jose 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 property 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 before 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

116929 (4-2,4-9,4-16)

THE

PRINCE GEORGE’S POST

To Subscribe



CALL 301.627.0900

email brendapgp@gmail.com

LEGALS

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 ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal represen-  
tative or the attorney.

All persons having any objection  
to the appointment shall file their  
objections with the Register of Wills  
on or before the 12th day of Septem-  
ber, 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 deced-  
ent died before October 1, 1992,  
nine months from the date of the  
decedent’s death; or

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

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

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  
representative of the estate of Mar-  
ian L. Moreland who died on Feb-  
ruary 19, 2015 with a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal repre-  
sentative 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 per-  
sonal 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 deced-  
ent died before October 1, 1992,  
nine months from the date of the  
decedent’s death; or

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

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

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)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

DONNA SUZANNE BRENNAN  
DAVID ALAN DUNWIDDIE  
12717 Quarterhorse Drive  
Bowie, MD 20720

Defendant(s)

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

Notice is hereby given this 9th day  
of March, 2015 by the Circuit Court  
for Prince George’s County, 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 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 succes-  
sive weeks before the 9th day of  
April, 2015.

The report states the purchase  
price at the Foreclosure sale to be  
\$268,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116591 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

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  
mentioned in these proceedings and  
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.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116610 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

THOMAS BERRY  
18008 Rob Roy Lane  
Accokeek, MD 20607

Defendant(s)

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

Notice is hereby given this 9th day  
of March, 2015 by the Circuit Court  
for Prince George’s County, Mary-  
land, that the sale of the property  
mentioned in these proceedings and  
described as 18008 Rob Roy Lane,  
Accokeek, MD 20607, 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 succes-  
sive 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 MATTER OF:  
Ololade Olufunmilayo Kolawole

FOR THE CHANGE OF  
NAME TO:  
Precious Ololade Kolawole

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 15-03864

A Petition has been filed to  
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  
April 20, 2015.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George’s County, Maryland  
116803 (3-26)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

THOMAS CRUZ CORTES  
MARY ANN L. CORTES  
10907 Old Fort Road  
Fort Washington, MD 20744

Defendant(s)

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

Notice is hereby given this 9th day  
of March, 2015 by the Circuit Court  
for Prince George’s County, Mary-  
land, 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 be-  
fore the 9th day of April, 2015, pro-  
vided a copy of this NOTICE be  
inserted in some newspaper printed  
in said County, once in each of three  
successive weeks before the 9th day  
of April, 2015.

The report states the purchase  
price at the Foreclosure sale to be  
\$176,566.95.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116593 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

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 succes-  
sive weeks before the 9th day of  
April, 2015.

The report states the purchase  
price at the Foreclosure sale to be  
\$135,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116603 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

LARRY A. HAGUE  
7008 Saddlebow Court  
Clinton, MD 20735

Defendant(s)

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

Notice is hereby given this 9th day  
of March, 2015 by the Circuit Court  
for Prince George’s County, Mary-  
land, 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 succes-  
sive 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)

NOTICE

IN THE MATTER OF:  
Gregory Dawson Brown

FOR THE CHANGE OF  
NAME TO:  
Getae Dawson Brown

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 15-05103

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

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  
116804 (3-26)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

JOSEPH RALPH BENNETT  
9809 Dubarry Street  
Glenn Dale, MD 20769

Defendant(s)

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-  
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-  
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.

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

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

Substitute Trustees,  
Plaintiffs

v.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116908 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

JAMES L. WILLIAMS  
3406 Laurel Avenue  
Cheverly, MD 20785

Defendant(s)

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

Notice is hereby given this 9th day  
of March, 2015 by the Circuit Court  
for Prince George’s County, Mary-  
land, that the sale 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 succes-  
sive weeks before the 9th day of  
April, 2015.

The report states the purchase  
price at the Foreclosure sale to be  
\$196,800.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116590 (3-19,3-26,4-2)

NOTICE

IN THE MATTER OF:  
Vincent Julian Dwarika

FOR THE CHANGE OF  
NAME TO:  
Andre Julian Key

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 15-05115

A Petition has been filed to  
change the name of (Minor  
Child) Vincent Julian Dwarika to  
Andre Julian Key.

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  
116805 (3-26)

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

116936

(4-2,4-9)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

WAYNE M. PROCTOR  
KAREN A. PROCTOR  
6411 Taylor Road  
Riverdale, MD 20737

Defendant(s)

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  
day of April, 2015.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116901 (4-2,4-9,4-16)

NOTICE

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



LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated June 30, 2006 and recorded in Liber 25693, Folio 34 among the Land Records of Prince George's Co., MD, with an original principal balance of \$198,000.00 and an original interest rate of 3.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2015 AT 11:16 AM

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

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

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

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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)

LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

6916 RANDOLPH ST.  
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007 and recorded in Liber 27681, Folio 706 among the Land Records of Prince George's Co., MD, with an original principal balance of \$209,090.00 and an original interest rate of 4.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2015 AT 11:19 AM

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

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

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

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

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

LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated March 16, 2009 and recorded in Liber 30462, Folio 524 among the Land Records of Prince George's Co., MD, with an original principal balance of \$177,833.00 and an original interest rate of 4.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2015 AT 11:18 AM

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

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

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

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

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

LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

4302 RIVIERA CT.  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated June 13, 2007 and recorded in Liber 28233, Folio 488 among the Land Records of Prince George's Co., MD, with an original principal balance of \$308,750.00 and an original interest rate of 6.25% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2015 AT 11:20 AM

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

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

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

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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)

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 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's Co., 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 affecting 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 are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116758 (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

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

Under a power of sale contained in a certain Deed of Trust dated May 14, 2004 and recorded in Liber 20479, Folio 731 and re-recorded in Liber 23763, Folio 149 among the Land Records of Prince George's Co., MD, with an original principal balance of \$120,889.00 and an original interest rate of 5.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2015 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

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



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
 AND ANY IMPROVEMENTS THEREON

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 property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116759 (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

7402 ROANNE 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 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

116745 (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

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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116760 (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

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

116746 (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

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, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116761 (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  
 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 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,  
 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

116747 (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

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" 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 property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116762 (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

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 conditions, 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 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

116748 (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

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" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$58,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116763 (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

15500 BENJAMIN RING STREET  
BRANDYWINE, MD 20613

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., 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 \$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 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,  
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

116749 (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., 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" 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 \$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 subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

4202 55TH AVENUE  
BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust from Gloria D. Fisher and John Tasker Fisher, Sr., dated October 17, 2006 and recorded in Liber 26932, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$35,000.00, and an original interest rate of 14.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$6,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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







LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

SCHWARTZ & SONS RETIRE-  
MENT FUND

and

PRINCE GEORGE'S COUNTY

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

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

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

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

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

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

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

ORDERED, that notice be given by  
the insertion of a copy of this Order  
in the Prince George's Post, a news-  
paper having circulation in Prince  
George's County, once a week for  
three successive weeks on or before  
the 3rd day of April, 2015, warning  
all persons interested in the said  
properties to be and appear in this  
Court by the 12th day of May, 2015,  
and redeem the Property, and an-  
swer the Complaint, or thereafter a  
final judgment will be rendered  
foreclosing all rights of redemption  
in this Property and vesting in the  
Plaintiff a title, free and clear of all  
encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116625 (3-19,3-26,4-2)

ORDER OF PUBLICATION

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

Plaintiff

v.

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

and

MOHAMED DABOR  
10307 Foxdale Court  
Bowie, MD 20721

and

FATAMATA SANKOH  
10307 Foxdale Court  
Bowie, MD 20721

and

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

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

and

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

and

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

and

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

and

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

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

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

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

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

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

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

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

ORDERED, that notice be given by  
the insertion of a copy of this Order  
in the Prince George's Post, a news-  
paper having circulation in Prince  
George's County, once a week for  
three successive weeks on or before  
the 3rd day of April, 2015, warning  
all persons interested in the said  
properties to be and appear in this  
Court by the 12th day of May, 2015,  
and redeem the Property, and an-  
swer the Complaint, or thereafter a  
final judgment will be rendered  
foreclosing all rights of redemption  
in this Property and vesting in the  
Plaintiff a title, free and clear of all  
encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116618 (3-19,3-26,4-2)

ORDER OF PUBLICATION

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

Plaintiff

v.

ODELIA MUIR

and

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

and

FRIEDMAN & MACFAYDEN, P.A.,  
TRUSTEE

and

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

and

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

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

Property Address: 4417 Romlon  
Street, Unit 101  
Account Number: 01-0080218  
Description: 2,215.00 SF & Imps.  
Montpelier Village  
Assmt: \$76,000.00  
Liber/Folio: 21616/524  
Assessed To: Muir, Odelia

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

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

Property Address: 4417 Romlon  
Street, Unit 101  
Account Number: 01-0080218  
Description: 2,215.00 SF & Imps.  
Montpelier Village  
Assmt: \$76,000.00  
Liber/Folio: 21616/524  
Assessed To: Muir, Odelia

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

JEAN W. ROCKS

and

PRINCE GEORGE'S COUNTY

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

Property Address: 0 86th Pl, Capitol  
Heights, MD 20743  
Account Number: 18 2086338  
Description: 2.1500 Acres Map 074  
Grid A1 Par 004  
Assmt: \$286,500.00  
Liber/Folio: 1948/248  
Assessed To: Rocks, Ralph D & Jean  
W

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

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

Property Address: 0 86th Pl, Capitol  
Heights, MD 20743  
Account Number: 18 2086338  
Description: 2.1500 Acres Map 074  
Grid A1 Par 004  
Assmt: \$286,500.00  
Liber/Folio: 1948/248  
Assessed To: Rocks, Ralph D & Jean  
W

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

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

ORDERED, that notice be given by  
the insertion of a copy of this Order  
in the Prince George's Post, a news-  
paper having circulation in Prince  
George's County, once a week for  
three successive weeks on or before  
the 3rd day of April, 2015, warning  
all persons interested in the said  
properties to be and appear in this  
Court by the 12th day of May, 2015,  
and redeem the Property, and an-  
swer the Complaint, or thereafter a  
final judgment will be rendered  
foreclosing all rights of redemption  
in this Property and vesting in the  
Plaintiff a title, free and clear of all  
encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116620 (3-19,3-26,4-2)

ORDER OF PUBLICATION

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

Plaintiff

v.

CHARLIE STARLING

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 1301 Owens  
Road, Oxon Hill, MD 20745  
Account Number: 12-1217462  
Description: Map 096, Grid B1, Par  
373  
Assmt: \$61,800.00  
Liber/Folio: 6796-278  
Assessed To: Starling, Charlie

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

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

Property Address: 1301 Owens  
Road, Oxon Hill, MD 20745  
Account Number: 12-1217462  
Description: Map 096, Grid B1, Par  
373  
Assmt: \$61,800.00  
Liber/Folio: 6796-278  
Assessed To: Starling, Charlie

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

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

ORDERED, that notice be given by  
the insertion of a copy of this Order  
in the Prince George's Post, a news-  
paper having circulation in Prince  
George's County, once a week for  
three successive weeks on or before  
the 3rd day of April, 2015, warning  
all persons interested in the said

LEGALS

properties to be and appear in this  
Court by the 12th day of May, 2015,  
and redeem the Property, and an-  
swer the Complaint, or thereafter a  
final judgment will be rendered fore-  
closing all rights of redemption in  
this Property and vesting in the  
Plaintiff a title, free and clear of all  
encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116624 (3-19,3-26,4-2)

ORDER OF PUBLICATION

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

Plaintiff

v.

MICHAEL BRYAN

and

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

and

PRINCE GEORGE'S COUNTY

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

Property Address: 0 Tucker Rd, Fort  
Washington, MD 20744  
Account Number: 12 1282714  
Description: 1.4300 Acres, Map 114,  
Grid F1, Par 063 (Lac Per Sur 06)  
Assmt: \$71,900.00  
Liber/Folio: 24106/397  
Assessed To: Bryan, Michael

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

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

Property Address: 0 Tucker Rd, Fort  
Washington, MD 20744  
Account Number: 12 1282714  
Description: 1.4300 Acres, Map 114,  
Grid F1, Par 063 (Lac Per Sur 06)  
Assmt: \$71,900.00  
Liber/Folio: 24106/397  
Assessed To: Bryan, Michael

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

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

ORDERED, that notice be given by  
the insertion of a copy of this Order  
in the Prince George's Post, a news-  
paper having circulation in Prince  
George's County, once a week for  
three successive weeks on or before  
the 3rd day of April, 2015, warning  
all persons interested in the said  
properties to be and appear in this  
Court by the 12th day of May, 2015,  
and redeem the Property, and an-  
swer the Complaint, or thereafter a  
final judgment will be rendered  
foreclosing all rights of redemption  
in this Property and vesting in the  
Plaintiff a title, free and clear of all  
encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116626 (3-19,3-26,4-2)

ORDER OF PUBLICATION

MIDARO INVESTMENTS 2014,  
LLC

Plaintiff

vs.

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

AND

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

AND

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

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

AND

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

AND

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

AND

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

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

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

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

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

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

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

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

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

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

File No. 14-PG-AL-2950

ORDER OF PUBLICATION

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

Plaintiff

vs.

Sandra Galdamez, and  
Prince George's County, Maryland

And

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

5915 Addison Rd.  
Capitol Heights, MD 20743

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

Defendants

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

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

5915 Addison Rd.  
Capitol Heights, MD 20743

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

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

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

ORDERED, that notice be given by  
the insertion of a copy of this Order  
in a newspaper having general cir-  
culation in Prince George's County  
once a week for three (3) successive  
weeks, before the 3rd day of April,  
2015, warning all persons interested  
in the said properties to be and ap-  
pear in this Court by the 12th day of  
May, 2015, and redeem the Property,  
and answer the Complaint, or there-  
after a final judgment will be ren-  
dered foreclosing all rights of re-  
demption in this Property and  
vesting in the Plaintiff a title, free  
and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

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

and

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

and

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

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

and

All unknown owners of the prop-  
erty described Below; all heirs, de-  
visees, personal representatives,  
and executors, administrators,  
grantees, assigns or successors in  
right, title, interest, and any and all  
persons having or claiming to have  
any interest in the property and  
premises situate in Prince George’s  
County, known as 3103 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 Fl  
154 and assessed to Lisa M. Gall-  
mon.

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

It is thereupon this 9th day of  
March, 2015, by the Circuit Court for  
Prince George’s County, Or-  
dered, that notice be given by the in-  
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 en-  
cumbrances.

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

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

ORDER OF PUBLICATION

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

Plaintiff

v.

JAMES R. GILLESPIE

and

GLEN R. GILLESPIE

and

PRINCE GEORGE’S COUNTY

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

Property Address: 120 Balmoral  
Drive, Oxon Hill, MD 20745 a/k/a  
120 E. Balmoral Drive, Oxon Hill,  
MD 20745

Account Number: 12-1241413  
Description: 11,742.00 SF & Imps.  
North Potomac View Lot 2, Block B  
Assmt: \$258,000.00  
Liber/Folio: 29534-546  
Assessed To: Gillespie James R. &  
Glen R.

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

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

Property Address: 120 Balmoral  
Drive, Oxon Hill, MD 20745 a/k/a  
120 E. Balmoral Drive, Oxon Hill,  
MD 20745  
Account Number: 12-1241413  
Description: 11,742.00 SF & Imps.  
North Potomac View Lot 2, Block B  
Assmt: \$258,000.00  
Liber/Folio: 29534-546  
Assessed To: Gillespie James R. &  
Glen R.

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

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

ORDERED, that notice be given by  
the insertion of a copy of this Order  
in the Prince George’s Post, a news-  
paper having circulation in Prince  
George’s County, once a week for  
three successive weeks on or before  
the 3rd day of April, 2015, warning  
all persons interested in the said  
properties to be and appear in this  
Court by the 12th day of May, 2015,  
and redeem the Property, and an-  
swer the Complaint, or thereafter a  
final judgment will be rendered fore-  
closing all rights of redemption in  
this Property and vesting in the  
Plaintiff a title, free and clear of all  
encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116627 (3-19,3-26,4-2)

ORDER OF PUBLICATION

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

Plaintiff

v.

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

116 WASHINGTON BLVD

and

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

and

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

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

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

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

All that lot of land and imps, E Side  
Blvd T-dt S/b 6/0 1/01 L19608 f610  
7,750.0000 Sp. Ft. & Imps. Laurel-e  
Side Lot 6 Blk 56  
Assmt \$567,200 Lib 00000 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  
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 foreclos-  
ing all rights of redemption in the  
property, and vesting in the Plain-  
tiff’s title, free and clear of all en-  
cumbrances.

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

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

ORDER OF PUBLICATION

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

Plaintiff

v.

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

4714 MARLBORO PIKE

and

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

and

Any and all person having or claim-

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

4714 Marlboro Pike, Capitol  
Heights, MD 20743, Eighteenth  
(18th) Election District, described as  
follows:

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

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

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

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

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

It is thereupon this 9th day of  
March, 2015, by the Circuit Court for  
Prince George’s County, Ordered,  
That notice be given by the 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  
clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116615 (3-19,3-26,4-2)

ORDER OF PUBLICATION

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

Plaintiff

v.

THE ESTATE OF EVA GEPERT

and

PRINCE GEORGE’S COUNTY

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

Property Address: 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, warn-  
ing 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)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

ROXCELLA J. BROWN

and

PRINCE GEORGE’S COUNTY

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

Property Address: 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 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: 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, warn-  
ing 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  
116875 (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 suc-  
cessors in interest to Juan C. Asun-  
cion Jr., deceased, and against other  
Defendants whose last-known ad-  
dresses are as follows:

Esther Pura-Asuncion, 325 May-  
berry Lane, Dover DE 19901, Greg-  
ory 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 Asun-  
cion, 915 Carvel Drive, Dover DE  
19901, Jeffrey Asuncion, 3208-30  
Grand Trunk Crescent, Toronto CN  
ON M5J 3 A4.

The petition alleges in substance  
that title to 2400 Park Way, Chev-  
erly 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 than May 16,  
2015, and that if they fail to file a  
timely response judgment by de-

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  
116937 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

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

Defendant(s)

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

Notice is hereby given this 9th day  
of March, 2015 by the Circuit Court  
for Prince George’s County, Mary-  
land, that the sale of the property  
mentioned in these proceedings and  
described as 11404 Indian Head  
Highway, Fort Washington, MD  
20744, made and reported by the  
Substitute Trustee, will be RATI-  
FIED AND CONFIRMED, unless  
cause to the contrary thereof be  
shown on or before the 9th day of  
April, 2015, provided a copy of this  
NOTICE be inserted in some news-  
paper printed in said County, once  
in each of three successive weeks  
before the 9th day of April, 2015.  
The report states the purchase  
price at the Foreclosure sale to be  
\$244,640.00.

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

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

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

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

Defendant(s)

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

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

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

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

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

**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 ap-  
pointed personal representative of  
the small estate of Shauna Delores  
Frank



LEGALS

NOTICE

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

Plaintiffs

vs.

Matthew S Mckinney

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 property 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)

LEGALS

NOTICE

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

Plaintiffs

vs.

Richard Powell

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 property at 2559 Oak Glen Way, 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 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 \$71,783.68.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

116846

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

LEGALS

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, 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 \$331,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

116849

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

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

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

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 property mentioned in these proceedings and described as 1213 Durham Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 \$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)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MONICA C. GREEN  
6828 Amber Hill Court  
District Heights, MD 20747

Defendant(s)

**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 property mentioned in these proceedings and described as 6828 Amber Hill Court, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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.

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)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CHARLES E. BAYLOR  
8123 Londonderry Court  
IRTA 8123 Londonberry Court  
Laurel, MD 20707

Defendant(s)

**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 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 \$212,379.36.

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)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

FELICIA LOVE JOY DAVIS AKA  
FELICIA LOVEJOY DAVIS  
6550 Bock Road  
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 property 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 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 \$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)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

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 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 \$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)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

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

Defendant(s)

**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 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 \$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)

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

FELICIA LOVE JOY DAVIS AKA  
FELICIA LOVEJOY DAVIS  
6550 Bock Road  
Oxon Hill, MD 20745

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 property 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 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 \$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)

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

TIMOTHY L. WASHINGTON  
2619 Boones Lane  
Forestville, MD 20747

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 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 \$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)

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

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

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 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 \$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)

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

MILDRED C. AULTMON  
CLEVELAND J. AULTMON  
11105 Mission Hills Street  
Mitchellville, MD 20721

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 property mentioned in these proceedings and described as 11105 Mission Hills Street, Mitchellville, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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)

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

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

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 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 \$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)

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

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

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 Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 \$140,000.00.

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)



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

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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116828 (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

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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116829 (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

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. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116830 (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

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, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116831 (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

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 purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116832 (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

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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

LEGALS

NOTICE

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

vs.

Emmanuel J Walker and  
Wendy Mackall

Plaintiffs

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 property at 8012 Sandy Spring Road, Laurel, Maryland 20707 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 \$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 November 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 representative or the attorney.

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

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

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

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

MICHELLE MAKEL  
Personal Representative

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

Estate No. 98423

116634 (3-19,3-26,4-2)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

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

Substitute Trustees,  
Plaintiffs

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, Maryland, 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 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 \$162,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

116608 (3-19,3-26,4-2)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

EVERETTE M. MITCHELL  
1806 Cedarwood Court  
Hyattsville, MD 20785

Substitute Trustees,  
Plaintiffs

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 proceedings and described as 1806 Cedarwood Court, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or 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.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

116598 (3-19,3-26,4-2)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

CLARA ANN COLE  
10505 Wyld Drive  
Upper Marlboro, MD 20772

Substitute Trustees,  
Plaintiffs

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 14-32064**

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George’s County, 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 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 \$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)

LEGALS

NOTICE

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**

**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 5.00000% 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 11:19 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 affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116771 (3-26,4-2,4-9)

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LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

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 Substitute 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

vs.

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, Maryland, 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)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

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

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 14-18150**

Notice is hereby given this 9th day of March, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1802 Metzertott Road, Unit # 105, Hyattsville ARTA Adelphi, 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

vs.

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 property 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 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 \$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)

LEGALS

NOTICE

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, 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 affecting the same, if any, and with no warranty of any kind.

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

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

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

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

116772 (3-26,4-2,4-9)



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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 paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116773 (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

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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116777 (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

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 remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116774 (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

15609 EVERGLADE LA., UNIT #204  
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 purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116778 (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

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 "Glenford Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116775 (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

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 4.00000% 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 11:29 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 purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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



LEGALS

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 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 # 2012-27323)

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

116890 (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

1030 PHILIP POWERS DR.  
 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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116820 (4-2,4-9,4-16)

THE  
 PRINCE GEORGE’S  
 POST

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, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116822 (4-2,4-9,4-16)

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

2 HICKORY ST.  
 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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116821 (4-2,4-9,4-16)

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/PlansAndReports/Pages/5-Year-Consolidated-Plan.aspx](http://www.princegeorgescountymd.gov/sites/DHCD/Resources/PlansAndReports/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: [www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/](http://www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/), 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

116941 (4-2)

NOTICE

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

Substitute Trustees,  
 Plaintiffs

vs.

ROSALINA R. SEGOVIA  
 5505 Morris Avenue  
 Suitland, MD 20746

Defendant(s)

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  
 116864 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees,  
 Plaintiffs

vs.

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 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 \$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)

NOTICE

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

Substitute Trustees,  
 Plaintiffs

vs.

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  
 116865 (4-2,4-9,4-16)

NOTICE

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

Substitute Trustees,  
 Plaintiffs

vs.

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)

LEGALS

ORDER OF PUBLICATION

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

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 F1 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 property 604 Birchleaf Avenue, Capitol Heights, MD 20743 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, 3,850.0000 Sq. Ft. & Imps. Holly Park Plat 2 Lot 25 Blk F, Assmt \$130,300 Lib 00000 F1 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, 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 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  
  
True Copy—Test:  
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 FELS

and

PATRICIA U. FELS

and

BANK OF AMERICA, NATIONAL ASSOCIATION F/K/A MARYLAND NATIONAL BANK

and

STEPHEN M. HEEMANN, 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 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: 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

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  
  
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  
Plaintiff

v.

JESSIE MAE STONE

and

JESSIE T. JACKSON

and

JOHN THEIRRIEN ALLEN

and

JOYCE NOBLE TAYLOR

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: 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.

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 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: 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 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  
  
True Copy—Test:  
Sydney J. Harrison, Clerk  
116727 (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.

MILDRED C. DURVIN

and

ALEXANDER F. DURVIN

and

ALEXANDER F. DURVIN JR.

and

THE ESTATE OF MILDRED C. DURVIN

and

THE PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED C. DURVIN

and

THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS THE ESTATE OF MILDRED C. DURVIN

and

THE ESTATE OF ALEXANDER F. DURVIN

and

THE PERSONAL REPRESENTATIVE OF THE ESTATE OF ALEXANDER F. DURVIN

and

THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF THE ESTATE OF ALEXANDER F. DURVIN

and

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, Oxon 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.

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 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: 608 Salisbury Drive, Oxon 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 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  
116728 (3-26,4-2,4-9)

LEGALS

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’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 \$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  
Fort Washington, MD 20744  
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 14-31542

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 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 \$377,000.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.  
  
True Copy—Test:  
Sydney J. Harrison, Clerk  
116708 (3-26,4-2,4-9)

NOTICE

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

vs.

Antwan Smith

Defendant

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

CIVIL NO. CAEF 14-23320

ORDERED, this 16th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3106 Irma Court, 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 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 \$165,000.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.  
  
True Copy—Test:  
Sydney J. Harrison, Clerk  
116698 (3-26,4-2,4-9)

NOTICE

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

vs.

James Mcgrier

Defendant

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 property at 3101 Tucker 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 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 \$255,000.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.  
  
True Copy—Test:  
Sydney J. Harrison, Clerk  
116700 (3-26,4-2,4-9)

LEGALS

NOTICE

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

vs.

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 property 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 before 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  
116699 (3-26,4-2,4-9)

NOTICE

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

vs.

Sheila Fields

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

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

vs.

Shannon Mejia and Luis Mejia  
Defendants

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

CIVIL NO. CAEF 14-24189

ORDERED, this 9th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3510 Morlock Lane, Bowie, Maryland 20715 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of April, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of April, 2015, next.

The report states the amount of sale to be \$265,302.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.  
  
True Copy—Test:  
Sydney J. Harrison, Clerk  
116597 (3-19,3-26,4-2)

NOTICE

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

vs.

Derrill E Holly and Debrah A. 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 property 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, 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 \$225,653.07.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.  
  
True Copy—Test:  
Sydney J. Harrison, Clerk  
116702 (3-26,4-2,4-9)

NOTICE

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

vs.

Marquettia R Middleton  
Defendant

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 property at 4725 River Valley Way, Unit 66, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 \$141,700.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.  
  
True Copy—Test:  
Sydney J. Harrison, Clerk  
116695 (3-26,4-2,4-9)

NOTICE

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

vs.

Reginald Jerome and Rosemarie P Johnson  
Defendants

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

CIVIL NO. CAEF 13-30341

ORDERED, this 16th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 12904 Marcia Place, 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 before the 16th day of April, 2015, next.

The report states the amount of sale to be \$163,240.00.

SYDNEY J. HARRISON  
Cler





LEGALS

NOTICE

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
v.  
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, Maryland, 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, 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 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  
116717 (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 property mentioned in these proceedings and described as 16003 Pointer Ridge Drive, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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.  
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 property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-40164)

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  
116900 (4-2,4-9,4-16)

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 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 \$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)

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NOTICE

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees,  
Plaintiffs  
v.  
SHIRLEY R. DUMAS  
1009 Chillum Road, Unit #202  
Hyattsville, MD 20782  
Defendant(s)

**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 property mentioned in these proceedings and described as 1009 Chillum Road, Unit #202, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 \$47,600.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
116712 (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.  
Shanda Turner  
2272 Anvil Lane  
Temple Hills, MD 20748  
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, 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 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 5716 Janice 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  
116719 (3-26,4-2,4-9)

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Md.  
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 Development 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 (3-26,4-2)

LEGALS

NOTICE

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees,  
Plaintiffs  
v.  
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 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 \$155,000.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
116713 (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.  
Timothy L. Mc Donald  
5716 Janice Lane  
Temple Hills, MD 20748  
Defendant

**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, 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 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 Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
116721 (3-26,4-2,4-9)

SYDNEY J. HARRISON  
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)

LEGALS

NOTICE

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees,  
Plaintiffs  
v.  
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 RATIFIED 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  
116714 (3-26,4-2,4-9)

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
116717 (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.  
Jose Argueta  
4405 21st Avenue  
Temple Hills, MD 20748  
Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 14-05762**  
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, 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 20th day of 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  
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)

SYDNEY J. HARRISON  
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 entitlements 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) \$389,196 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  
116786 (3-26,4-2)

NOTICE

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees,  
Plaintiffs  
v.  
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 property mentioned in these proceedings and described as 7854 Jacobs Drive, 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 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 \$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)

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
116717 (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, 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 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.  
SYDNEY J. HARRISON  
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)



LEGALS		LEGALS		LEGALS	
<div>BWW LAW GROUP, LLC</div> <div>6003 Executive Boulevard, Suite 101</div> <div>Rockville, MD 20852</div> <div>(301) 961-6555</div>		<div>BWW LAW GROUP, LLC</div> <div>6003 Executive Boulevard, Suite 101</div> <div>Rockville, MD 20852</div> <div>(301) 961-6555</div>		<div>BWW LAW GROUP, LLC</div> <div>6003 Executive Boulevard, Suite 101</div> <div>Rockville, MD 20852</div> <div>(301) 961-6555</div>	
<div>SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON</div> <div>3407 39TH PL.</div> <div>BRENTWOOD, MD 20722</div>		<div>SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON</div> <div>9906 FARM POND RD.</div> <div>LAUREL, MD 20708</div>		<div>SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON</div> <div>1002 MINNA AVE.</div> <div>CAPITOL HEIGHTS, MD 20743</div>	
<p>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 entrance, located on Main St.), on</p> <div>APRIL 21, 2015 AT 11:23 AM</div> <p>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.</p> <p>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.</p> <p>Terms of Sale: A deposit of \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.</p>		<p>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 entrance, located on Main St.), on</p> <div>APRIL 21, 2015 AT 11:24 AM</div> <p>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.</p> <p>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.</p> <p>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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.</p>		<p>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</p> <div>APRIL 21, 2015 AT 11:25 AM</div> <p>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.</p> <p>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.</p> <p>Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.</p>	
<div>PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES</div> <div>Howard N. Bierman, Carrie M. Ward, et al.,</div> <div>Substitute Trustees</div> <div>ALEX COOPER AUCTS, INC.</div> <div>908 YORK RD., TOWSON, MD 21204</div> <div>410-828-4838</div> <div>116835</div> <div>(4-2,4-9,4-16)</div>		<div>PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES</div> <div>Howard N. Bierman, Carrie M. Ward, et al.,</div> <div>Substitute Trustees</div> <div>ALEX COOPER AUCTS, INC.</div> <div>908 YORK RD., TOWSON, MD 21204</div> <div>410-828-4838</div> <div>116836</div> <div>(4-2,4-9,4-16)</div>		<div>PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES</div> <div>Howard N. Bierman, Carrie M. Ward, et al.,</div> <div>Substitute Trustees</div> <div>ALEX COOPER AUCTS, INC.</div> <div>908 YORK RD., TOWSON, MD 21204</div> <div>410-828-4838</div> <div>116837</div> <div>(4-2,4-9,4-16)</div>	

LEGALS	
<div>NOTICE</div> <div>Carrie M. Ward, et al.</div> <div>6003 Executive Blvd., Suite 101</div> <div>Rockville, MD 20852</div> <div>Substitute Trustees,</div> <div>Plaintiffs</div> <div>vs.</div> <div>CHIKA P. UNAEGBU</div> <div>ELIZABETH UNAEGBU</div> <div>9009 Eldon Drive</div> <div>Clinton, MD 20735</div> <div>Defendant(s)</div> <div>In the Circuit Court for Prince George's County, Maryland</div> <div>Case No. CAEF 14-36528</div> <div>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 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.</div> <div>The report states the purchase price at the Foreclosure sale to be \$526,397.81.</div> <div>SYDNEY J. HARRISON</div> <div>Clerk of the Circuit Court for Prince George's County, Md.</div> <div>True Copy—Test:</div> <div>Sydney J. Harrison, Clerk</div> <div>116869</div> <div>(4-2,4-9,4-16)</div>	
<div>NOTICE</div> <div>Carrie M. Ward, et al.</div> <div>6003 Executive Blvd., Suite 101</div> <div>Rockville, MD 20852</div> <div>Substitute Trustees,</div> <div>Plaintiffs</div> <div>vs.</div> <div>DEANA CARIN WILLIAMSON</div> <div>7921 Mandan Road, Unit # 304</div> <div>Greenbelt, MD 20770</div> <div>Defendant(s)</div> <div>In the Circuit Court for Prince George's County, Maryland</div> <div>Case No. CAEF 14-13470</div> <div>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 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.</div> <div>The report states the purchase price at the Foreclosure sale to be \$224,332.08.</div> <div>SYDNEY J. HARRISON</div> <div>Clerk of the Circuit Court for Prince George's County, Md.</div> <div>True Copy—Test:</div> <div>Sydney J. Harrison, Clerk</div> <div>116870</div> <div>(4-2,4-9,4-16)</div>	

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LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116736 (3-26,4-2,4-9)

ORDER OF PUBLICATION

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

Plaintiff

v.

AM-CHI, INC.

and

RICHARD H. DOBSON

and

THE ESTATE OF RICHARD H. DOBSON

and

THE PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD H. DOBSON

and

THE ESTATE, PERSONAL REPRESENTATIVE 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 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 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 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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116738 (3-26,4-2,4-9)

The Prince George’s Post Call 301-627-0900 Fax 301-627-6260 Call Today!

ORDER OF PUBLICATION

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

Plaintiff

v.

OLAKUNLE M. MAKINDE

and

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: 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 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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116741 (3-26,4-2,4-9)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

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 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: 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 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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116737 (3-26,4-2,4-9)

ORDER OF PUBLICATION

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

Plaintiff

v.

OLAKUNLE M. MAKINDE

and

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116742 (3-26,4-2,4-9)

ORDER OF PUBLICATION

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

Plaintiff

v.

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: 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 Incorporated

**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 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: 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 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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116739 (3-26,4-2,4-9)

NOTICE

IN THE MATTER OF:  
Rufina Glover

FOR THE CHANGE OF  
NAME TO:  
Rufina Herrera

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 15-03839**

A Petition has been filed to change the name of Rufina Glover to Rufina Herrera.

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  
116802 (3-26)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

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 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: 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 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

True Copy—Test:  
Sydney J. Harrison, Clerk  
116740 (3-26,4-2,4-9)

ORDER OF PUBLICATION

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

Plaintiff

v.

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: 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 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: 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 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

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, Maryland, 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 telephone 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

116935

(4-2,4-9)

The Prince George’s Post Call 301-627-0900

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
 REAL PROPERTY

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

116880 (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

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 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 # 2012-27915)

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)

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 expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

116881 (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

5215 NEWTON ST UNIT 302  
 BLADENSBURG, MARYLAND 20710

By virtue of the power and authority contained in a Deed of Trust from Estate of Kevin D Bussie, dated June 29, 2007, and recorded in Liber 28336 at folio 105 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 7, 2015, AT 9:10 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$14,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-37220)

LAURA H.G. O'SULLIVAN, ET AL.,  
 Substitute Trustees, by virtue of an instrument recorded  
 in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
 REAL PROPERTY

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 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

116882 (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

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, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116819 (4-2,4-9,4-16)

THE  
 PRINCE GEORGE'S  
 POST

CALL  
 301.627.0900  
 email brendapgp@gmail.com





LEGALS

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

Attest:  
Redis C. Floyd  
Clerk of the Council

116934 (4-2)

NOTICE

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

NOTICE

Laura H. G. O’Sullivan, et al., Substitute Trustees	Plaintiffs	Laura H. G. O’Sullivan, et al., Substitute Trustees	Plaintiffs
vs.		vs.	
Estate of Hattie V Wolfe	Defendant	Meredith A. Yancey	Defendant
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND		IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND	
CIVIL NO. CAEF 14-24226		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 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.		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, Hyattsville, 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 \$321,351.45.		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.		SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Md.	
True Copy—Test: Sydney J. Harrison, Clerk		True Copy—Test: Sydney J. Harrison, Clerk	
116704	(3-26,4-2,4-9)	116705	(3-26,4-2,4-9)

NOTICE

Laura H. G. O’Sullivan, et al., Substitute Trustees	Plaintiffs	Laura H. G. O’Sullivan, et al., Substitute Trustees	Plaintiffs
vs.		vs.	
Cecile B Desir and Desilon Desir	Defendants	David A Calhoun	Defendant
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND		IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND	
CIVIL NO. CAEF 14-24382		CIVIL NO. CAEF 14-24411	
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, Hyattsville, 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.		ORDERED, this 17th day of March, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property 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 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 \$195,000.00.		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.		SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Md.	
True Copy—Test: Sydney J. Harrison, Clerk		True Copy—Test: Sydney J. Harrison, Clerk	
116707	(3-26,4-2,4-9)	116706	(3-26,4-2,4-9)

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 address 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 Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42798)

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  
116794 (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	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.		v.	
Phillip L. Wilkinson, Personal Representative for the Estate of Ronald C. Wilkinson 16029 Jerald Road Laurel, MD 20707	Defendant	Theodore Perry, Personal Representative for the Estate of Barbara D. Perry 10514 Vista Gardens Drive Bowie, MD 20720	Defendant
In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-36669		In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-31451	
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, 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 16th day of April, 2015.		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, 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 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.		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.		SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Md.	
True Copy—Test: Sydney J. Harrison, Clerk		True Copy—Test: Sydney J. Harrison, Clerk	
116716	(3-26,4-2,4-9)	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	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.		v.	
Nathaniel Risch, Personal Representative for the Estate of Samuel L. Crump 7508 Old Muirkirk Road Beltsville, MD 20705	Defendant	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 14-34334		In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-34078	
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, 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 17th day of April, 2015.		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, 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 20th 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.		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.		SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Md.	
True Copy—Test: Sydney J. Harrison, Clerk		True Copy—Test: Sydney J. Harrison, Clerk	
116720	(3-26,4-2,4-9)	116723	(3-26,4-2,4-9)

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:

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

Group B:

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

Group C:

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

Group D:

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

Group E:

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

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

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

5. This project requires 40% MBE subcontracting.

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

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

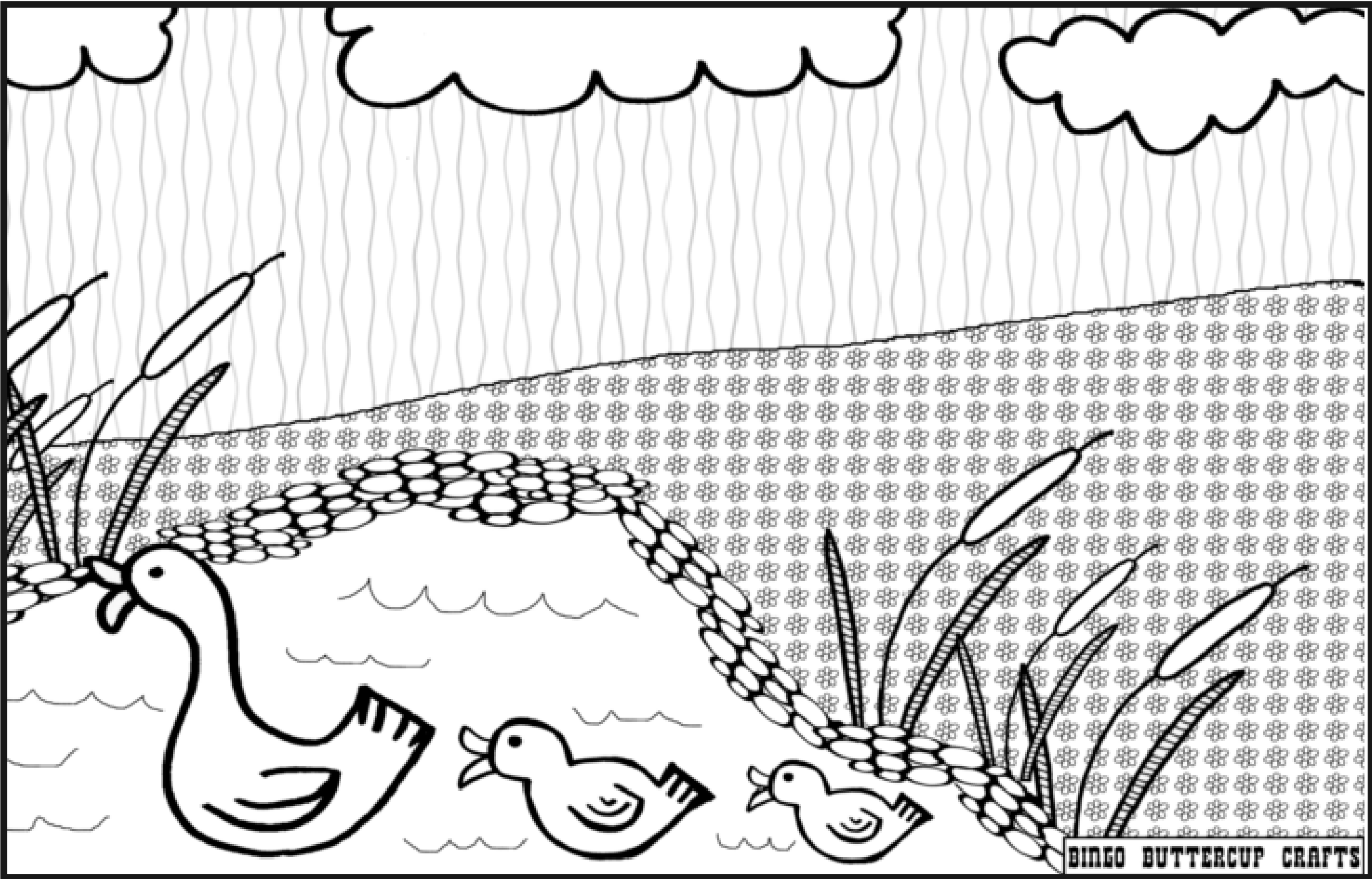




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*“True happiness is to enjoy the present, without anxious dependence upon the future, not to amuse ourselves with either hopes or fears but to rest satisfied with what we have, which is sufficient, for he that is so wants nothing. The greatest blessings 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



*Have a Safe and Happy Easter!*