

*The Prince
George's Post
Newspaper*

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*Your Newspaper
of
Legal Record*

LEGALS

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

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**3813 EVANS TRAIL CT.
BELTSVILLE, MD 20705**

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**2724 WOODLAKE RD.
BOWIE, MD 20721**

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**12403 ROUND TREE LA.
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated September 15, 2005 and recorded in Liber 23441, Folio 407 among the Land Records of Prince George's Co., MD, with an original principal balance of \$218,250.00 and an original interest rate of 4.50000% 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

Under a power of sale contained in a certain Deed of Trust dated August 4, 2004 and recorded in Liber 20289, Folio 31 among the Land Records of Prince George's Co., MD, with an original principal balance of \$506,250.00 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

Under a power of sale contained in a certain Deed of Trust dated February 6, 2006 and recorded in Liber 25193, Folio 73 among the Land Records of Prince George's Co., MD, with an original principal balance of \$254,528.35 and an original interest rate of 6.12% 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

MAY 27, 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.

MAY 27, 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.

MAY 27, 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.

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

Terms of Sale: A deposit of \$63,000 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.

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

117391 (5-7,5-14,5-21)

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

117392 (5-7,5-14,5-21)

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117393 (5-7,5-14,5-21)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**33 JOYCETON TERR.
UPPER MARLBORO, MD 20774**

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**12904 CHELTENHAM PL.
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated April 4, 2005 and recorded in Liber 22146, Folio 181 among the Land Records of Prince George's Co., MD, with an original principal balance of \$165,600.00 and an original interest rate of 4.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

Under a power of sale contained in a certain Deed of Trust dated September 27, 2006 and recorded in Liber 26111, Folio 141 and re-recorded in Liber 36577, Folio 516 among the Land Records of Prince George's Co., MD, with an original principal balance of \$329,469.00 and an original interest rate of 4.50000% 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

Under a power of sale contained in a certain Deed of Trust dated August 30, 2013 and recorded in Liber 35313, Folio 286 among the Land Records of Prince George's Co., MD, with an original principal balance of \$50,000.00 and an original interest rate of 3.75000% 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

MAY 27, 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.

MAY 27, 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.

MAY 27, 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.

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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.

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.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

117394 (5-7,5-14,5-21)

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

117395 (5-7,5-14,5-21)

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

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Substitute Trustees

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410-828-4838

117396 (5-7,5-14,5-21)

THE PRINCE GEORGE’S POST

To Subscribe


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email brendapgp@gmail.com

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 5:45 P.M. on 05/15/2015. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#7592
1979 BOSTON WHALER 15FT VESSEL
MD#2977 AM
HULL#BWC1926BM79H
OC SPECIAL SVC
4265 B CAMP KAUFMAN
HUNTINGTOWN

LOT#7626
1982 CHRIS CRAFT CATALINA 28FT
MD#5034 BU
HULL# CCHDB667M82G
HARTGE YACHT HARBOR
4883 CHURCH LANE
GALESVILLE

LOT#7487, 2010 CHEVROLET COBALT
VIN#1G1AD5F5XA714295
FESKOLA DISCOUNT AUTO RE-PAIRS
300 ARUNDEL CORPORATE RD
GLEN BURNIE

LOT#7590, 2000 FREIGHTLINER CONVENTIONAL
VIN#1FUYSMEB4YL85489
C&G TRUCK SERVICE
1200 PONCA ST
BALTIMORE

LOT#7591, 2002 FORD ESCAPE
VIN#1FMYU01162KA34509
HOLMES AUTOMOTIVE
4226 BEECH RD BLDG G
TEMPLE HILLS

LOT#7593, 2001 JEEP CHEROKEE
VIN#1J4FF48S91L625299
DON WHITE'S TIMONIUM
10300 YORK RD
COCKEYSVILLE

LOT#7594, 2008 CADILLAC DTS
VIN#1G6KD57Y48U127623
PAGE'S AUTO BODY
5600 SPRING ST #7 & 8
CLINTON

LOT#7595, 1983 CHEVROLET CAPRICE
VIN#2G1AN69HD1179689
JOHN EDWARD DOWNEY, PROP
2108 ACCOKEEK RD
WALDORF

LOT#7611, 2009 CHEVROLET COBALT
VIN#1G1AS58H597273700
LA FAMILIA AUTO & TIRES
3816 RITCHIE HWY
BROOKLYN PARK

LOT#7614, 1994 TOYOTA 4RUNNER
VIN#JT3VN39W1R8061523
LA FAMILIA AUTO & TIRES
5816 RITCHIE HWY
BROOKLYN PARK

LOT#7615, 2001 BUICK LESABRE
VIN#1G4HR54K11U201042
LA FAMILIA AUTO MECHANIC
6312 HOLABIRD AVE
DUNDALK

LOT#7616, 2001 HONDA CIVIC
VIN#1HGEM22921L078539
LA FAMILIA AUTO MECHANIC
6312 HOLABIRD AVE
DUNDALK

LOT#7620, 1970 FORD MUSTANG
VIN# 0T01F115612
ANTWERPEN VOLKSWAGEN
8065 RITCHIE HWY
PASADENA

LOT#7621, 1972 CHEVROLET NOVA
VIN#1X27K2W396508
ANTWERPEN VOLKSWAGEN
8065 RITCHIE HWY
PASADENA

LOT#7623, 2002 ACURA RL 3.5
VIN#JH4KA96612C003995
DANIEL'S AUTO BODY SHOP
4606 INGRAHAM ST
HYATTSVILLE

LOT#7624, 2013 KAWASAKI KX85AD
VIN#JKBKXFAC5DA058515
FREESTATE CYCLE CORP
6413 OLD ALEXANDRIA FERRY RD
CLINTON

LOT#7625, 1971 CHEVROLET NOVA
VIN#113271W127747
IMPORT GALLERY
6505 OLD ALEXANDRIA FERRY RD
CLINTON

LOT#7627, 2003 FORD TAURUS
VIN#1FAPF53U83A121395
SCHOOLDEN'S GARAGE
1316 INGLESIDE AVE
BALTIMORE

LOT#7628, 2006 SUZUKI SV650S
VIN#JS1VP53A162104023
DEEZ NUTZ & BOLTZ RACING
3612 LANGREHR RD
WINDSOR MILL

LOT#7700, 2000 DODGE STRATUS
VIN# 1B3EJ56H8YN172743
VON FRANKLIN, PROPRIETOR
5898 SHADY SIDE RD
CHURCHTON

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

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

117369 (4-30,5-7)

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.

Stephanie S. Williamson
9527 Montrose Street
Upper Marlboro, MD 20772
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-35820

Notice is hereby given this 24th day of April, 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 25th day of May, 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 25th day of May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$158,240.00. The property sold herein is known as 9527 Montrose Street, Upper Marlboro, MD 20772.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117432 (5-7,5-14,5-21)

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.

Abraham Fomundam
Evadne Fomundam
5909 87th Avenue
New Carrollton, MD 20784
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-36552

Notice is hereby given this 27th day of April, 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 May, 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 May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$152,000.00. The property sold herein is known as 5909 87th Avenue, 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
117414 (5-7,5-14,5-21)

The Prince George's Post

Serving Prince George's County

301.627.0900

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GARY STEVEN CODDINGTON

Notice is given that Ida Rebecca Fial, whose address is 10707 De-neale Place, Fairfax, VA 22032 was on April 16, 2015 appointed personal representative of the estate of Gary Steven Coddington, who died on March 29, 2015 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 16th day of October, 2015.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

IDA REBECCA FIAL
Personal Representative

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

Estate No. 99617
117287 (4-30,5-7,5-14)

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

2006 SHADYSIDE AVE.
I/R/T/A 2006 SHADYSIDE
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated September 13, 2007 and recorded in Liber 29278, Folio 340 among the Land Records of Prince George's Co., MD, with an original principal balance of \$126,899.64 and an original interest rate of 7.36% 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 (Duvall Wing entrance, located on Main St.), on

MAY 27, 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117405 (5-7,5-14,5-21)

NOTICE

IN THE MATTER OF:
Dorothy Asantewaa Okyere

FOR THE CHANGE OF
NAME TO:
Dorothy Asantewaa Taylor

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 15-01064

A Petition has been filed to change the name of Dorothy Asantewaa Okyere to Dorothy Asantewaa Taylor.

The latest day by which an objection to the Petition may be filed is May 26, 2015.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland
117446 (5-7)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DELORES MARIE JONES

Notice is given that James Jones, whose address is 519 Love St., Sumter, SC 29150 was on April 20, 2015 appointed personal representative of the estate of Delores Marie Jones, who died on September 10, 2013 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 20th day of October, 2015.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

JAMES JONES
Personal Representative

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

Estate No. 99653
117295 (4-30,5-7,5-14)

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

2006 SHADYSIDE AVE.
I/R/T/A 2006 SHADYSIDE
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated September 13, 2007 and recorded in Liber 29278, Folio 340 among the Land Records of Prince George's Co., MD, with an original principal balance of \$126,899.64 and an original interest rate of 7.36% 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 (Duvall Wing entrance, located on Main St.), on

MAY 27, 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117405 (5-7,5-14,5-21)

NOTICE

IN THE MATTER OF:
Shunta Denise Brooks-Singh

FOR THE CHANGE OF
NAME TO:
Shunta Denise Brooks

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 15-07988

A Petition has been filed to change the name of Shunta Denise Brooks-Singh to Shunta Denise Brooks.

The latest day by which an objection to the Petition may be filed is May 26, 2015.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland
117447 (5-7)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JONAH MARTIN

Notice is given that Cynthia D Martin-Smith whose address is 12321 Manship Lane, Bowie, MD 20715 was on April 20, 2015 appointed personal representative of the estate of Jonah Martin who died on February 28, 2015 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of October, 2015.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

CYNTHIA D MARTIN-SMITH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 99646
117332 (4-30,5-7,5-14)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROSALIND HARRISON

Notice is given that Inga Harrison, whose address is 807 Falls Lake Dr., Bowie, MD 20721 was on April 21, 2015 appointed personal representative of the estate of Rosalind Harrison, who died on March 21, 2015 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 21st day of October, 2015.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

INGA HARRISON
Personal Representative

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

Estate No. 99664
117329 (4-30,5-7,5-14)

NOTICE

CHRISTOPHER L. HAMLIN
LEAH V. LERMAN,
Substitute Trustees
Plaintiffs

vs.

GEORGE D. SAUNDERS
Defendant

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

CIVIL NO. CAEF 14-20196

Notice is hereby issued this 29th day of April, 2015, that the sale of the property in this case, 13901 Belle Chasse Boulevard, Unit # 111 and Garage Unit # G128, Laurel, Maryland 20707, made and reported by Christopher L. Hamlin and Leah V. Lerman, Substitute Trustees, be ratified and confirmed, unless cause to the contrary be shown on or before the 29th day of May, 2015, provided a copy of this Notice be published in a newspaper of general circulation in Prince George's County, Maryland, once in each of three (3) successive weeks on or before the 29th day of May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$125,000.00.

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

117386 (5-7,5-14,5-21)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WILLIAM J. WASHINGTON

Notice is given that Pamela Scott-Washington, whose address is 3800 Shepherd Street, Upper Marlboro, MD 20772 was on April 17, 2015 appointed personal representative of the estate of William J. Washington, who died on February 12, 2015 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 17th day of October, 2015.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

PAMELA SCOTT-WASHINGTON
Personal Representative

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

Estate No. 99613
117356 (4-30,5-7,5-14)

NOTICE

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

vs.

Lulseged Arega and
Yordanos K. Araia
Defendants

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

CIVIL NO. CAEF 14-22193

ORDERED, this 24th day of April, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11310 Cherry Hill Lane Unit #301, Beltsville, Maryland 20705 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 25th day of May, 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 25th day of May, 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

1806 METZEROTT ROAD
101
HYATTSVILLE, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from Fidel Antonio Rosales, Maria E. Ferman and Jose Benjamin Ferman, dated June 22, 2007, and recorded in Liber 28326 at folio 352 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

MAY 12, 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 \$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 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 # 2011-10469)

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

117260 (4-23,4-30,5-7)

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

14909 DOWNEY CT.
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated March 3, 2006 and recorded in Liber 25818, Folio 1 among the Land Records of Prince George's Co., MD, with an original principal balance of \$415,900.00 and an original interest rate of 6.62500% 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

MAY 19, 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 \$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

117306 (4-30,5-7,5-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

409 REXBURG AVENUE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Wilson L. Cox, dated September 11, 2006, and recorded in Liber 26577 at folio 706 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

MAY 12, 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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-09670)

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

117261 (4-23,4-30,5-7)

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

12303 WELLING LA.
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated June 14, 2006 and recorded in Liber 25381, Folio 395 among the Land Records of Prince George's Co., MD, with an original principal balance of \$320,000.00 and an original interest rate of 7.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 19, 2015 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$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

117307 (4-30,5-7,5-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3702 37TH AVENUE
BRENTWOOD, MARYLAND 20722

By virtue of the power and authority contained in a Deed of Trust from Caleb Zintambila, dated November 8, 2006, and recorded in Liber 28144 at folio 730 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 12, 2015
AT 9:15 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.125% 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 # 2012-22727)

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

117262 (4-23,4-30,5-7)

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

1409 ARAGONA BLVD.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February 1, 2008 and recorded in Liber 29841, Folio 28 among the Land Records of Prince George's Co., MD, with an original principal balance of \$408,000.00 and an original interest rate of 6.5000% 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

MAY 19, 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 \$52,000 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

117309 (4-30,5-7,5-14)

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE			SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON			SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON		
16406 EDGE PARK COURT BOWIE, MARYLAND 20716			4313 DARIO RD. UPPER MARLBORO, MD 20772			1005 CHILLUM RD., UNIT #420 HYATTSVILLE, MD 20782		
By virtue of the power and authority contained in a Deed of Trust from William E Evans, Sabrina R Evans and Derrick C Evans, dated July 24, 2008, and recorded in Liber 30188 at folio 081 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			Under a power of sale contained in a certain Deed of Trust dated April 24, 2007 and recorded in Liber 28726, Folio 1, among the Land Records of Prince George's Co., MD, with an original principal balance of \$319,000.00 and an original interest rate of 8.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on			Under a power of sale contained in a certain Deed of Trust dated March 27, 2007 and recorded in Liber 27631, Folio 146 among the Land Records of Prince George's Co., MD, with an original principal balance of \$98,900.00 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		
MAY 26, 2015 AT 9:16 AM			MAY 19, 2015 AT 11:33 AM			MAY 12, 2015 AT 11:13 AM		
ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County Co., Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.			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.			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 420, of Land Unit 2, in a Horizontal Condominium Regime entitled The Fairmont 1005 Condominium and more fully described in the aforesaid Deed of Trust.		
The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.			The property, 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.			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 in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$41,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% 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 # 2012-31496)			Terms of Sale: A deposit of \$55,000 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.			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.		
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			PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP- COMING SALES			PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP- COMING SALES		
117388 (5-7,5-14,5-21)			Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees			Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees		
COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204			ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838			ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838		
SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY			117325 (4-30,5-7,5-14)			117235 (4-23,4-30,5-7)		
27 CREE DRIVE OXON HILL, MD 20745			LEGALS			BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555		
Under a power of sale contained in a certain Deed of Trust from Hazel M. Bowie, dated February 6, 2004 and recorded in Liber 19445, Folio 313 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$164,700.00, and an original interest rate of 6.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 26, 2015 AT 11:00 AM.			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		
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.			SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON			7952 RIGGS RD. HYATTSVILLE, MD 20783		
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.			9613 ROSE VIEW CT. UPPER MARLBORO, MD 20772			Under a power of sale contained in a certain Deed of Trust dated November 14, 2005 and recorded in Liber 24807, Folio 392, among the Land Records of Prince George's Co., MD, with an original principal balance of \$160,000.00 and an original interest rate of 6.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on		
Terms of Sale: A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.			MAY 19, 2015 AT 11:34 AM			MAY 19, 2015 AT 11:15 AM		
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.			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.			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. 7952, together with .986 percent interest in the elements held in common of "Serene Townhouse Village, a Condominium" and more fully described in the aforesaid Deed of Trust.		
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.			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.			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.		
Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Randall J. Rolls, Substitute Trustees			PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP- COMING SALES			PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP- COMING SALES		
Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com			Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees			Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees		
117372 (5-7,5-14,5-21)			ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838			ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838		
			117326 (4-30,5-7,5-14)			117308 (4-30,5-7,5-14)		

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

7030 PALAMAR TERR.
LANNHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated November 2, 2007 and recorded in Liber 28927, Folio 42 among the Land Records of Prince George's Co., MD, with an original principal balance of \$193,000.00 and an original interest rate of 6.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 19, 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 \$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

117310 (4-30,5-7,5-14)

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

304 BONHILL DR.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated July 17, 2008 and recorded in Liber 29874, Folio 632 among the Land Records of Prince George's Co., MD, with an original principal balance of \$410,369.00 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

MAY 19, 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 \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117313 (4-30,5-7,5-14)

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

4415 23RD PL.
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated November 25, 2005 and recorded in Liber 24097, Folio 373 among the Land Records of Prince George's Co., MD, with an original principal balance of \$450,000.00 and an original interest rate of 1.77% 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

MAY 19, 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 \$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

117311 (4-30,5-7,5-14)

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

5607 MALVERN WAY
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 25, 2008 and recorded in Liber 29795, Folio 100 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$265,751.25 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

MAY 19, 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 \$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

117314 (4-30,5-7,5-14)

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 STONEGATE DR., UNIT A
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated April 26, 2006 and recorded in Liber 27001, Folio 141 among the Land Records of Prince George's Co., MD, with an original principal balance of \$114,000.00 and an original interest rate of 9.65000% 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

MAY 19, 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 numbered and lettered Thirty-nine Twenty-four-A (3924A), in Building numbered Three (3), in a Horizontal Property Regime entitled "Phase II, Stonegate 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 \$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

117312 (4-30,5-7,5-14)

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

9810 RIGGS RD.
HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated October 1, 2008 and recorded in Liber 30086, Folio 181 among the Land Records of Prince George's Co., MD, with an original principal balance of \$543,000.00 and an original interest rate of 1.86% 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

MAY 19, 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any 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

117315 (4-30,5-7,5-14)

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

2156 VITTORIA CT., UNIT # 62

BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated March 25, 2009 and recorded in Liber 30545, Folio 29 among the Land Records of Prince George's Co., MD, with an original principal balance of \$368,998.00 and an original interest rate of 5.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 19, 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 Sixty-two (62), in a condominium development known as "Phase 7, The Village of Collington 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.

The property is being sold subject to a lien for water and sewer facilities charges (private front foot utility benefit assessment) imposed by Collington Water and Sewer LLC, its successors and assigns.

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

117316

(4-30,5-7,5-14)

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

13214 RONEHILL DR.

BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated October 10, 2008 and recorded in Liber 30278, Folio 494 among the Land Records of Prince George's Co., MD, with an original principal balance of \$292,500.00 and an original interest rate of 5.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 19, 2015 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any 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

117317

(4-30,5-7,5-14)

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

12910 LEDO CREEK TERR.

BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated November 9, 2006 and recorded in Liber 26935, Folio 739 among the Land Records of Prince George's Co., MD, with an original principal balance of \$598,400.00 and an original interest rate of 2.792% 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

MAY 19, 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 \$70,000 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

117318

(4-30,5-7,5-14)

LEGALS

McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800

Laurel, Maryland 20707

301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

3207 BARCROFT DRIVE

UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Adaora Nourmy, dated May 22, 2009, and recorded in Liber 31034 at folio 355 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 19, 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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-36326)

LAURA H.G. O'SULLIVAN, ET AL.,

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

117284

(4-30,5-7,5-14)

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

6905 97TH PL.

I/R/T/A 6905 9TH PL.

LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated July 25, 2005 and recorded in Liber 23274, Folio 21 among the Land Records of Prince George's Co., MD, with an original principal balance of \$469,342.50 and an original interest rate of 1.64% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 19, 2015 AT 11:26 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

117319

(4-30,5-7,5-14)

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

7209 SUDLEY AVE.

BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated October 30, 2010 and recorded in Liber 32633, Folio 319 among the Land Records of Prince George's Co., MD, with an original principal balance of \$543,397.00 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

MAY 19, 2015 AT 11:27 AM

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

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

Terms of Sale: A deposit of \$51,000 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

117320

(4-30,5-7,5-14)

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

**5612 GALLATIN PL.
HYATTSVILLE, MD 20781**

Under a power of sale contained in a certain Deed of Trust dated January 27, 2006 and recorded in Liber 25240, Folio 390 among the Land Records of Prince George's Co., MD, with an original principal balance of \$320,000.00 and an original interest rate of 6.375% 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

MAY 19, 2015 AT 11:28 AM

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

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

Terms of Sale: A deposit of \$48,000 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

117321 (4-30,5-7,5-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**6703 SISALBED DRIVE
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Yolanda J. Hinnant and Israel Hinnant Sr. aka Isreal Hinnant Sr., dated July 24, 2009, and recorded in Liber 30882 at folio 478 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

**MAY 19, 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 \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% 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 # 2011-17057)

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

117285 (4-30,5-7,5-14)

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

**14012 RAILROAD AVE.
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated February 7, 2007 and recorded in Liber 27274, Folio 5 among the Land Records of Prince George's Co., MD, with an original principal balance of \$404,000.00 and an original interest rate of 5.740% 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

MAY 19, 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 \$49,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

117322 (4-30,5-7,5-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**7421 GOODLAND DRIVE
LANDOVER, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Estate of Stephanie McQueen, dated November 23, 1999, and recorded in Liber 13490 at folio 209 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

**MAY 19, 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 \$9,000.00 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 # 14-609385)

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

117286 (4-30,5-7,5-14)

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

**6415 FOSTER ST.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated October 12, 2006 and recorded in Liber 26355, Folio 50 among the Land Records of Prince George's Co., MD, with an original principal balance of \$264,000.00 and an original interest rate of 7.150% 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

MAY 19, 2015 AT 11:30 AM

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

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

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

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

117323 (4-30,5-7,5-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**5901 GLEN ROCK AVENUE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Belinda Sellers, dated September 15, 2008, and recorded in Liber 30045 at folio 421 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 19, 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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-34250)

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

117288 (4-30,5-7,5-14)

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.**

**5131 HIL MAR DRIVE
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Raiford S. Hursey, dated September 7, 2006, and recorded in Liber 29915 at folio 364 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

**MAY 19, 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.09% 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 # [2013-39575](#))

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

117289 (4-30,5-7,5-14)

LEGALS

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

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

**6702 LARCHES COURT
SUITLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Barbara Hunt, dated July 25, 2007, and recorded in Liber 28495 at folio 268 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

**MAY 19, 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 \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.875% 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 # [2012-34298](#))

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

117290 (4-30,5-7,5-14)

LEGALS

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

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

**14313 OXFORD
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Kenneth Aghedo, dated October 3, 2006, and recorded in Liber 26368 at folio 268 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

**MAY 19, 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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2013-43687](#))

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

117291 (4-30,5-7,5-14)

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.**

**2930 WHITE OAK LANE
LANDOVER, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Linda Askew, dated April 7, 2006, and recorded in Liber 24841 at folio 013 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

**MAY 19, 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% 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 # [2013-43755](#))

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

117293 (4-30,5-7,5-14)

LEGALS

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

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

**9200 EDWARDS WAY, UNIT 810
HYATTSVILLE, MARYLAND 20783**

By virtue of the power and authority contained in a Deed of Trust from Kenneth M. Hiligh Jr, dated September 24, 2007, and recorded in Liber 28859 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

**MAY 19, 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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2012-25396](#))

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

117292 (4-30,5-7,5-14)

LEGALS

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

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

**5909 ADDISON AVENUE
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Jiselle Seegars, dated November 14, 2005, and recorded in Liber 23965 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

**MAY 19, 2015
AT 9:11 AM**

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.9% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2013-41784](#))

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

117294 (4-30,5-7,5-14)

THE PRINCE GEORGE’S
POST NEWS PAPER
CALL 301-627-0900
FAX 301-627-6260

LEGALS

BWW LAW GROUP, LLC

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

7810 HANOVER PKWY., UNIT #327 I/R/T/A UNIT #336
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated April 30, 2008 and recorded in Liber 29650, Folio 453 among the Land Records of Prince George's Co., MD, with an original principal balance of \$128,975.00 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

MAY 12, 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 described as Unit numbered 327 in a Horizontal Property Regime known as "Greenbriar Condominium - Phase, II" 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 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
117240 (4-23,4-30,5-7)

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

10009 MIKE RD.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 25, 2006 and recorded in Liber 24188, Folio 692 among the Land Records of Prince George's Co., MD, with an original principal balance of \$272,000.00 and an original interest rate of 8.1000% 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

MAY 12, 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 \$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
117243 (4-23,4-30,5-7)

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

5006 PADUCAH RD.
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated June 9, 2005 and recorded in Liber 23245, Folio 144 among the Land Records of Prince George's Co., MD, with an original principal balance of \$469,342.50 and an original interest rate of 1.67% 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

MAY 12, 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 \$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
117241 (4-23,4-30,5-7)

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

9805 FARM POND RD.
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated December 14, 2006 and recorded in Liber 27030, Folio 463 among the Land Records of Prince George's Co., MD, with an original principal balance of \$733,500.00 and an original interest rate of 2.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 12, 2015 AT 11:24 AM
ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$84,000 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
117246 (4-23,4-30,5-7)

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

12728 MARTIN RD.
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated February 28, 2007 and recorded in Liber 27444, Folio 79 and re-recorded in Liber 30744, Folio 556 among the Land Records of Prince George's Co., MD, with an original principal balance of \$450,000.00 and an original interest rate of 7.715% 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

MAY 12, 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 \$64,000 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
117242 (4-23,4-30,5-7)

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

12902 CRICKMORE TRACE
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated September 29, 2005 and recorded in Liber 23162, Folio 249 among the Land Records of Prince George's Co., MD, with an original principal balance of \$600,000.00 and an original interest rate of 6.150% 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

MAY 12, 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 \$103,000 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
117247 (4-23,4-30,5-7)

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.

Beulah Eloise Liddell
16232 Livingston Road
Accokeek, MD 20607
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-27901

Notice is hereby given this 21st day of April, 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 21st day of May, 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 21st day of May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$129,763.14. The property sold herein is known as 16232 Livingston Road, Accokeek, MD 20607.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117349 (4-30,5-7,5-14)

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.

David E. Wurster
4003 Windflower Way
Bowie, MD 20720
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-24146

Notice is hereby given this 21st day of April, 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 21st day of May, 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 21st day of May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$164,000.00. The property sold herein is known as 4003 Windflower Way, Bowie, MD 20720.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117350 (4-30,5-7,5-14)

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.

Sharon M. Grayson Kelsey,
Personal Representative for the Estate of Ettrina C. Vanzego
9504 Shoal Court
Cheltenham, MD 20623
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-23351

Notice is hereby given this 21st day of April, 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 21st day of May, 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 21st day of May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$431,557.67. The property sold herein is known as 9504 Shoal Court, Cheltenham, MD 20623.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117351 (4-30,5-7,5-14)

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.

Michael A. Pray, Jr.
Ivette D. Pray
11607 North Star Drive
Fort Washington, MD 20744
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-29418

Notice is hereby given this 21st day of April, 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 21st day of May, 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 21st day of May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$298,471.76. The property sold herein is known as 11607 North Star Drive, Fort Washington, MD 20744.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117352 (4-30,5-7,5-14)

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.

Tamiko M. Leverette
2801 Foxglove Way
Springdale, MD 20774
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-22238

Notice is hereby given this 24th day of April, 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 25th day of May, 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 25th day of May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$309,600.00. The property sold herein is known as 2801 Foxglove Way, Springdale, MD 20774.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117367 (4-30,5-7,5-14)

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.

Daryl A. Hill
Robyna S. Meyer
15500 Benjamin Ring Street
Brandywine, MD 20613
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 15-00958

Notice is hereby given this 24th day of April, 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 25th day of May, 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 25th day of May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$391,431.30. The property sold herein is known as 15500 Benjamin Ring Street, Brandywine, MD 20613.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117429 (5-7,5-14,5-21)

LEGALS

NOTICE

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

v.

LA DONICA M. SMALL
DAVID SMALL
10107 Angora Drive
Cheltenham, MD 20623
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-34129

Notice is hereby given this 15th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10107 Angora Drive, Cheltenham, MD 20623, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2015.
The report states the purchase price at the Foreclosure sale to be \$315,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117266 (4-23,4-30,5-7)

NOTICE

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

v.

CHARLES T. HENRY
ERNEST HENRY
5003 Baltimore Lane
Lanham, MD 20706
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 15-00607

Notice is hereby given this 15th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5003 Baltimore 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 15th day of May, 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 15th day of May, 2015.
The report states the purchase price at the Foreclosure sale to be \$170,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117245 (4-23,4-30,5-7)

LEGALS

NOTICE

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

v.

YWUANA PEDEN
219 Dateleaf Avenue
Capitol Heights, MD 20743
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-24083

Notice is hereby given this 20th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 219 Dateleaf 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 20th day of May, 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 May, 2015.
The report states the purchase price at the Foreclosure sale to be \$210,864.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117341 (4-30,5-7,5-14)

NOTICE

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

v.

EDITH M. LLOYD
2414 West Rosecroft Village Circle
Oxon Hill, MD 20745
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-22476

Notice is hereby given this 20th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2414 West 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 20th day of May, 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 May, 2015.
The report states the purchase price at the Foreclosure sale to be \$128,707.76.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117342 (4-30,5-7,5-14)

LEGALS

NOTICE

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

v.

KIMBERLY L. LINTON
6820 Purple Lilac Lane
Clinton, MD 20735
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-04091

Notice is hereby given this 22nd day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6820 Purple Lilac Lane, 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 22nd day of May, 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 22nd day of May, 2015.
The report states the purchase price at the Foreclosure sale to be \$383,700.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117353 (4-30,5-7,5-14)

NOTICE

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

v.

FATIMA CHARLES
2924 Buckthorn Court
Lanham, MD 20706
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 13-04707

Notice is hereby given this 27th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2924 Buckthorn Court, 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 May, 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 May, 2015.
The report states the purchase price at the Foreclosure sale to be \$142,560.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117363 (4-30,5-7,5-14)

LEGALS

NOTICE

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

v.

BEVERLY E. PALMER
TRACI A. PALMER
2705 Valley Way
Cheverly, MD 20785
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-34171

Notice is hereby given this 27th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2705 Valley Way, Cheverly, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of May, 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 May, 2015.
The report states the purchase price at the Foreclosure sale to be \$201,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117415 (5-7,5-14,5-21)

NOTICE

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

v.

DELMÍ O. MARQUEZ
CRISTOBAL SORTO
1828 Metzzerott Road, Unit #101
Hyattsville, MD 20783
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-34060

Notice is hereby given this 27th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1828 Metzzerott Road, Unit #101, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of May, 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 May, 2015.
The report states the purchase price at the Foreclosure sale to be \$61,625.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117416 (5-7,5-14,5-21)

LEGALS

NOTICE

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

v.

ROY SCOTT ALEXANDER
12712 Keswick Lane
Bowie, MD 20715
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-32411

Notice is hereby given this 27th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12712 Keswick Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of May, 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 May, 2015.
The report states the purchase price at the Foreclosure sale to be \$164,468.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117417 (5-7,5-14,5-21)

NOTICE

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

v.

SAVUTH T. LIV
9270 Cherry Lane, Unit # 64
Laurel, MD 20708
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-27772

Notice is hereby given this 27th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9270 Cherry Lane, Unit # 64, Laurel, MD 20708, 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 May, 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 May, 2015.
The report states the purchase price at the Foreclosure sale to be \$134,100.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117418 (5-7,5-14,5-21)

LEGALS

NOTICE

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

v.

TORRANCE LEWIS
MYRA LEWIS
9704 Frank Tippet Road
Upper Marlboro, MD 20772
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-17824

Notice is hereby given this 27th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9704 Frank Tippet Road, 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 May, 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 May, 2015.
The report states the purchase price at the Foreclosure sale to be \$199,750.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117419 (5-7,5-14,5-21)

NOTICE

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

v.

VALERIE T. WEST
11928 St. Francis Way
Bowie, MD 20721
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-18140

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11928 St. Francis Way, 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 25th day of May, 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 25th day of May, 2015.
The report states the purchase price at the Foreclosure sale to be \$278,800.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117423 (5-7,5-14,5-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

2304 DELANO LANE
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Beverly Settles, dated June 14, 2007, and recorded in Liber 28656 at folio 001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 19, 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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.7% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42139)

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

117296 (4-30,5-7,5-14)

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

707 CLOVIS AVENUE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Jose Sanchez, dated May 3, 2004 and recorded in Liber 19701, Folio 078 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$170,900.00, and an original interest rate of 5.250%, 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 MAY 12, 2015 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of 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

117205 (4-23,4-30,5-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

508 TAILGATE TERRACE
LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from India N Stafford and Henry F Clark III, dated April 27, 2009, and recorded in Liber 30585 at folio 296 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

MAY 12, 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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-608052)

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

117251 (4-23,4-30,5-7)

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

13007 LINGANORE PLACE
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Marvin Ray Cofield and Melanie Richardson Cofield, dated August 24, 2007 and recorded in Liber 28969, Folio 569 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$559,000.00, 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 MAY 12, 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 \$59,000.00 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

117207 (4-23,4-30,5-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

12505 KINGSTEAD COURT
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Mario Gallardo, dated September 13, 2005, and recorded in Liber 24032 at folio 496 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

MAY 26, 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 \$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 5.625% 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 # 2012-22065)

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

117376 (5-7,5-14,5-21)

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

10018 HARBOR AVENUE
GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust from Darrell C. Dickey and Pamela E. Dickey, dated July 30, 2010 and recorded in Liber 32096, Folio 041, and re-recorded at Liber 32342, Folio 373 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,355.00, 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 MAY 12, 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,
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

117210 (4-23,4-30,5-7)

LEGALS

W MICHAEL SEGANISH
600 Baltimore Ave., Suite 402
Towson, MD 21204
410-337-2000

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM EMORY SEGANISH

NOTICE

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

vs.

Cressie M Fraiser and
Edward B Fraiser

Plaintiffs

Defendants

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

CIVIL NO. CAEF 13-30345

ORDERED, this 15th day of April, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 3612 28th Parkway, Temple Hills, Maryland 20748 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 15th day of May, 2015 next, provided a copy of this Notice be in-serted in some newspaper pub-lished in said County once in each of three successive weeks before the 15th day of May, 2015, next.

The report states the amount of sale to be \$155,441.33.

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

True Copy—Test:
Sydney J. Harrison, Clerk

117270 (4-23,4-30,5-7)

LEGALS

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
3524 Yadkinville Rd., #208
Winston-Salem, NC 27106

vs.

Frances M. Chaney
Prince George's County, Maryland

Plaintiff

Defendants

AND

All persons having or claiming to have any interest in the property and premises situate, described as: Prince George's County, described as follows: Tax Account No 0254219, Nottingham, 4th Election District Agtx Pd 5.2300 Acres. Assmt \$102,200 Map 137 Grid C3 Par 019 Lib 33921 FI 091 and assessed to Chaney Frances M.,

Defendants

In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-04843

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 necessary for redemption for the subject prop-erty has not been paid, although more than six (6) months and a day from the sale has expired.

It is thereupon this 13th day of April, 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, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 8th day of May, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of June, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of re-demption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all 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

117219 (4-23,4-30,5-7)

LEGALS

ORDER OF PUBLICATION

FNA Maryland, LLC
C/o Benjamin M. Decker, Esquire
3524 Yadkinville Rd., #208
Winston-Salem, NC 27106

vs.

Thomas M. Contee
Federal National Payables, Inc.
David S. Musgrave, Trustee
William Seibold, Trustee
Prince George's County, Maryland

Plaintiff

Defendants

AND

All persons having or claiming to have any interest in the property and premises situate, described as: Prince George's County, described as follows: Tax Account No 0252320, Nottingham, 4th Election District Subj To Agtx 15.96 Acres. & Imps. Assmt \$179,800 Map 157 Grid E2 Par 017 Lib 32376 FI 096 and as-sessed to Contee Thomas M.,

Defendants

In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 15-04842

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 necessary for redemption for the subject prop-erty has not been paid, although more than six (6) months and a day from the sale has expired.

It is thereupon this 13th day of April, 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, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 8th day of May, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of June, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of re-demption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all 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

117221 (4-23,4-30,5-7)

Notice is given that W Michael Seganish, whose address is 9 Gray Squirrel Court, Timonium, MD 21093 was on April 8, 2015 ap-pointed personal representative of the estate of William Emory Segan-ish who died on March 9, 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 represen-tative 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 8th day of Oc-tober, 2015.

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

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

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

W MICHAEL SEGANISH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 99537
117258 (4-23,4-30,5-7)

LEGALS

NOTICE

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

vs.

DOUGLAS J. VAUGHAN
3011 Merva Court
Fort Washington, MD 20744

Substitute Trustees,
Plaintiffs

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-29405

Notice is hereby given this 15th day of April, 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 3011 Merva Court, 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 15th day of May, 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 15th day of May, 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

117268 (4-23,4-30,5-7)

LEGALS

NOTICE

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

vs.

SEBASTIEN GOITO
DELAINE GOITO
3715 36th Street
Mount Rainier, MD 20712

Substitute Trustees,
Plaintiffs

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 15-00238

Notice is hereby given this 15th day of April, 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 3715 36th Street, Mount Rainier, MD 20712, 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 15th day of May, 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 15th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$180,600.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

117239 (4-23,4-30,5-7)

LEGALS

NOTICE

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

vs.

SEBASTIEN GOITO
DELAINE GOITO
3715 36th Street
Mount Rainier, MD 20712

Substitute Trustees,
Plaintiffs

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 15-00238

Notice is hereby given this 15th day of April, 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 3715 36th Street, Mount Rainier, MD 20712, 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 15th day of May, 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 15th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$180,600.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

117239 (4-23,4-30,5-7)

LEGALS

NOTICE

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

vs.

Tonia L. Wiggins

Plaintiffs

Defendant

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

CIVIL NO. CAEF 14-18158

ORDERED, this 20th day of April, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7724 Oxman Road, Hy-attsville, 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 20th day of May, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three suc-cessive weeks before the 20th day of May, 2015, next.

The report states the amount of sale to be \$99,384.21.

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

True Copy—Test:
Sydney J. Harrison, Clerk

117277 (4-23,4-30,5-7)

LEGALS

NOTICE

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

vs.

Estate of Billy Richard Goins

Plaintiffs

Defendant

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

CIVIL NO. CAEF 14-32072

ORDERED, this 20th day of April, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 4410 Oglethorpe Street 512, Hyattsville, Maryland 20781 men-tioned in these proceedings, made and reported by Laura H. G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of May, 2015 next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 20th day of May, 2015, next.

The report states the amount of sale to be \$85,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

117276 (4-23,4-30,5-7)

LEGALS

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LORRAINE MILLS DIVVER

Notice is given that William M. Gatesman, whose address is 8209 Jonnie Lane, Gaithersburg, MD 20882 was on April 15, 2015 ap-pointed personal representative of the estate of Lorraine Mills Divver who died on March 28, 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 represen-tative 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 15th day of October, 2015.

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

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

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

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

WILLIAM M. GATESMAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 99608
117265 (4-23,4-30,5-7)

LEGALS

ORDER OF PUBLICATION

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

vs.

Edward L. Dodson
Edith J. Dodson

Plaintiff

Defendants

8002 RAY LEONARD COURT

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:

8002 Ray Leonard Court, Hy-attsville, MD 20785, Thirteenth (13th) Election District, described as follows:
All that lot of land and imps 6,208.0000 Sq. Ft. & Imps. Palmer Park Lot 19 Blk QUE, Assmt \$118,400 Lib 0000 FI 753

In the Circuit Court for
Prince George's County, Maryland
IN EQUITY
CAE 15-04845

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 8002 Ray Leonard Court, Hy-attsville, MD 20785 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 6,208.0000 Sq. Ft. & Imps. Palmer Park Lot 19 Blk QUE, Assmt \$118,400 Lib 0000 FI 753

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

It is thereupon this 13th day of April, 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 16th day of June, 2015, and redeem the property 8002 Ray Leonard Court, Hyattsville, MD 20785 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

117218 (4-23,4-30,5-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

10806 SOUTHALL DRIVE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Charles D Williams and Frances M Williams, dated February 15, 2008, and recorded in Liber 29584 at folio 486 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

MAY 12, 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 \$32,000.00 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 5.5% 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 # [2012-28603](#))

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
117252 (4-23,4-30,5-7)

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

6812 HAWTHORNE STREET
HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Chanel Coley, dated July 15, 2011 and recorded in Liber 32908, Folio 007 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$142,400.00, and an original interest rate of 4.250%, 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 **MAY 12, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees
Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com
117211 (4-23,4-30,5-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

7912 TYLER STREET
GLEN ARDEN, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Estate of Edna M Ford and Desrae Ford, dated May 5, 2008, and recorded in Liber 29761 at folio 013 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

MAY 12, 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 7.5% 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 # [2012-22674](#))

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
117253 (4-23,4-30,5-7)

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

11102 LAKE TAHOE TERRACE
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Francine Williams, dated May 13, 2003 and recorded in Liber 17431, Folio 099 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$335,200.00, and an original interest rate of 5.750%, 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 **MAY 19, 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
117283 (4-30,5-7,5-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

900 HILL STREAM DRIVE
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Bridgett Jackson and Seth L Jackson aka Seth Jackson, dated October 29, 2007, and recorded in Liber 28987 at folio 017 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

MAY 12, 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 \$32,000.00 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 # [14-600242](#))

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
117254 (4-23,4-30,5-7)

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

9314 FOX RUN DRIVE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from William J. Allen, dated January 5, 2009 and recorded in Liber 30296, Folio 337 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,920.00, 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 **MAY 19, 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 \$38,000.00 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
117282 (4-30,5-7,5-14)

LEGALS

NOTICE

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

Plaintiffs

vs.

Tonya Lawson

Defendant

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

CIVIL NO. CAEF 14-27705

ORDERED, this 21st day of April, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1303 Hunters Mill Avenue, 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 21st day of May, 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 21st day of May, 2015, next.
The report states the amount of 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

117343 (4-30,5-7,5-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ISMAEL CARINO
6404 57th Avenue
Riverdale, MD 20737

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 13-18230

Notice is hereby given this 20th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6404 57th Avenue, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of May, 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 May, 2015.
The report states the purchase price at the Foreclosure sale to be \$346,022.87.
SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

117273 (4-23,4-30,5-7)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MARCOS A. RECINOS
5412 Morton Place
Riverdale, MD 20737

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-34186

Notice is hereby given this 15th day of April, 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 Morton Place, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2015.
The report states the purchase price at the Foreclosure sale to be \$134,000.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

117257 (4-23,4-30,5-7)

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, MAY 12, 2015
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, May 12, 2015, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

CB-9-2015 - AN ACT CONCERNING SUBTITLE 32 - WATER RESOURCES PROTECTION AND GRADING CODE for the purpose of amending the provisions of the Rain Check Rebate Program, to reflect the intent of CB-86-2014, by modifying the rebate amount for cisterns at residential properties and clarifying language relating to rebates for green roofs.

CB-11-2015 - AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE’S COUNTY for the purpose of upgrading existing classes of work.

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

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

ATTEST:
Redis C. Floyd
Clerk of the Council

117299 (4-30,5-7)

LEGALS

NOTICE

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

Plaintiffs

vs.

Elizabeth Funches Core

Defendant

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

CIVIL NO. CAEF 14-27845

ORDERED, this 21st day of April, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4451 Swindon Terrace, 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 21st day of May, 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 21st day of May, 2015, next.
The report states the amount of sale to be \$249,459.37.
SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

117345 (4-30,5-7,5-14)

NOTICE

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

Plaintiffs

vs.

Joseph Shikmut and
Joycelin Bennett-Shikmut aka
Jocelin aka Bennett-Shikmut

Defendants

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

CIVIL NO. CAEF 14-27686

ORDERED, this 24th day of April, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 11109 Joyceton Drive, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of May, 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 25th day of May, 2015, next.
The report states the amount of sale to be \$140,572.72.
SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

117365 (4-30,5-7,5-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

LARRY CAINE
DEIRDRE CAINE
1904 Border Drive
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 13-11364

Notice is hereby given this 24th day of April, 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 Border 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 25th day of May, 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 25th day of May, 2015.
The report states the purchase price at the Foreclosure sale to be \$311,963.37.
SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

117368 (4-30,5-7,5-14)

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.

Michael L. Bruce
Joyce Bruce
5534 Karen Elaine Drive, Unit 1738
New Carrollton, MD 20784

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-29234

Notice is hereby given this 13th day of April, 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 13th day of May, 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 13th day of May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$25,209.48. The property sold herein is known as 5534 Karen Elaine Drive, Unit 1738, 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

117225 (4-23,4-30,5-7)

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.

Iesha K. Brewster-Young
Dedan Young
10707 Astoria Drive
Upper Marlboro, MD 20774

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 11-13535

Notice is hereby given this 15th day of April, 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 15th day of May, 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 15th day of May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$175,000.00. The property sold herein is known as 10707 Astoria Drive, Upper Marlboro, MD 20774.
SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

117244 (4-23,4-30,5-7)

LEGALS

NOTICE

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

Plaintiffs

vs.

Cindy Torres and
Everst Torres

Defendants

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

CIVIL NO. CAEF 14-06972

ORDERED, this 21st day of April, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 11000 Brookland Road, Glenn Dale, Maryland 20769 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 21st day of May, 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 21st day of May, 2015, next.
The report states the amount of sale to be \$205,200.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

117347 (4-30,5-7,5-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

GRACE ELLEN BUSSE
12501 Caswell Lane
Bowie, MD 20715

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 13-30162

Notice is hereby given this 27th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 12501 Caswell Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of May, 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 May, 2015.
The report states the purchase price at the Foreclosure sale to be \$184,202.46.
SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

117361 (4-30,5-7,5-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

CAELETH L. MATTHEWS
10204 Prince Place, Unit # 3-105
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-17938

Notice is hereby given this 13th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10204 Prince Place, Unit # 3-105, 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 13th day of May, 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 May, 2015.
The report states the purchase price at the Foreclosure sale to be \$144,635.60.
SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

117226 (4-23,4-30,5-7)

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.

Kourtney Marshall
2004 Whistling Duck Drive
Upper Marlboro, MD 20774

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-05671

Notice is hereby given this 20th day of April, 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 May, 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 May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$232,200.00. The property sold herein is known as 2004 Whistling Duck Drive, Upper Marlboro, MD 20774.
SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

117271 (4-23,4-30,5-7)

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.

Zelma Y. Steele
4923 King Patrick Way 406-39
Upper Marlboro, MD 20772

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 15-00589

Notice is hereby given this 20th day of April, 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 May, 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 May, 2015.
The Report of Sale states the amount of the foreclosure sale price to be \$74,000.00. The property sold herein is known as 4923 King Patrick Way 406-39, Upper Marlboro, MD 20772.
SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

117275 (4-23,4-30,5-7)

The Prince George’s
Post Newspaper

Call 301-627-0900 or Fax 301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

5312 BUCHANAN STREET
HYATTSVILLE, MARYLAND 20781

By virtue of the power and authority contained in a Deed of Trust from Marvin Estrada and Leonardo Barrios, dated June 26, 2007, and recorded in Liber 28676 at folio 138 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

MAY 26, 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 \$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 # 2009-03802)

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

117377(5-7,5-14,5-21)

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

412 69TH PL.
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated January 23, 2007 and recorded in Liber 27231, Folio 651 among the Land Records of Prince George's Co., MD, with an original principal balance of \$256,500.00 and an original interest rate of 4.50000% 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

MAY 27, 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 \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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

117397(5-7,5-14,5-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6927 LADY ANNE COURT
GREENBELT, MARYLAND 20770

By virtue of the power and authority contained in a Deed of Trust from Rita Massaquoi, Milly Terry and Mohamed Yansaneh, dated December 12, 2005, and recorded in Liber 24145 at folio 001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 26, 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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42836)

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

117378(5-7,5-14,5-21)

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

7415 17TH AVE.
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated February 5, 2005 and recorded in Liber 21702, Folio 397 among the Land Records of Prince George's Co., MD, with an original principal balance of \$176,000.00 and an original interest rate of 2.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 27, 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 \$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

117398(5-7,5-14,5-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1206 CHAPEL OAKS DRIVE
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Robert L. Izlar and Joyce T. Izlar aka Joyce T. Peterson-Izlar, dated May 2, 2006, and recorded in Liber 25168 at folio 125 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 26, 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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-39051)

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

117379(5-7,5-14,5-21)

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

6407 TRILLIUM TRAIL
GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated December 5, 2006 and recorded in Liber 26669, Folio 409 among the Land Records of Prince George's Co., MD, with an original principal balance of \$450,000.00 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

MAY 27, 2015 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$61,000 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

117399(5-7,5-14,5-21)

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Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1723 GETHSEMANE WAY
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Ethel R Lee and Jeffrey P Lee, dated August 26, 2005, and recorded in Liber 24063 at folio 564 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

MAY 26, 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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due 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 # 2012-20780)

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

117380(5-7,5-14,5-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1033 SAINT MICHAELS DRIVE
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Emmanuel Nzerem and Euphemia Nzerem, dated August 28, 2006, and recorded in Liber 26163 at folio 688 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

MAY 26, 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 \$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 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 # 2011-13450)

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

117381(5-7,5-14,5-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

14304 DUCKETT ROAD
BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Stephen Robinson, dated January 26, 2007, and recorded in Liber 27242 at folio 595 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

MAY 26, 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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42092)

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

117382(5-7,5-14,5-21)

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

8479 SNOWDEN OAKS PL.
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated June 27, 2007 and recorded in Liber 28177, Folio 130 among the Land Records of Prince George's Co., MD, with an original principal balance of \$300,000.00 and an original interest rate of 2.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 27, 2015 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117400(5-7,5-14,5-21)

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

8235 QUILL POINT DR.
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated February 12, 2007 and recorded in Liber 27295, Folio 124 among the Land Records of Prince George's Co., MD, with an original principal balance of \$440,000.00 and an original interest rate of 6.75% 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

MAY 27, 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 \$54,000 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

117401(5-7,5-14,5-21)

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

6109 HEMLOCK WAY
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated October 24, 2007 and recorded in Liber 29148, Folio 170 among the Land Records of Prince George's Co., MD, with an original principal balance of \$231,920.64 and an original interest rate of 5.25500% 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

MAY 27, 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 \$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.
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117402(5-7,5-14,5-21)

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

17402 CLAGGETT LANDING ROAD
UPPER MARLBORO, MARYLAND 20774-8930

By virtue of the power and authority contained in a Deed of Trust from Todd Stevens aka Stephen Stevens and Deanna Stevens, dated August 29, 2003, and recorded in Liber 18242 at folio 070 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

MAY 26, 2015
AT 9:11 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 GEORGES 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 # 14-606764)

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

(5-7,5-14,5-21)

THE PRINCE

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**6936 DECATUR ST.
NEW CARROLLTON A/R/T/A HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated June 29, 2007 and recorded in Liber 28308, Folio 219 among the Land Records of Prince George's Co., MD, with an original principal balance of \$257,962.00 and an original interest rate of 6.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 27, 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 \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

ALEX COOPER AUCTS., INC.
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410-828-4838

117404 (5-7,5-14,5-21)

LEGALS

BWW LAW GROUP, LLC
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(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**17310 BROOKMEADOW LA.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated April 25, 2007 and recorded in Liber 27857, Folio 386 among the Land Records of Prince George's Co., MD, with an original principal balance of \$328,500.00 and an original interest rate of 7.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 27, 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 \$47,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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117406 (5-7,5-14,5-21)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**7005 LEYTE DR.
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated March 20, 2003 and recorded in Liber 17285, Folio 618 among the Land Records of Prince George's Co., MD, with an original principal balance of \$113,223.00 and an original interest rate of 5.8750% 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

MAY 27, 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 \$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.,
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117407 (5-7,5-14,5-21)

LEGALS

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Rockville, MD 20852
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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**3114 BRIGHTSEAT RD.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated March 19, 2007 and recorded in Liber 28179, Folio 153 among the Land Records of Prince George's Co., MD, with an original principal balance of \$275,000.00 and an original interest rate of 6.75% 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

MAY 27, 2015 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117408 (5-7,5-14,5-21)

LEGALS

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(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**5513 OAKBROOK PL.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated May 12, 2005 and recorded in Liber 22092, Folio 481 among the Land Records of Prince George's Co., MD, with an original principal balance of \$238,000.00 and an original interest rate of 2.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 27, 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 \$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

117409 (5-7,5-14,5-21)

LEGALS

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**6204 MARDELLA BLVD.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated August 4, 2004 and recorded in Liber 20638, Folio 75 and re-recorded in Liber 25498, Folio 559 among the Land Records of Prince George's Co., MD, with an original principal balance of \$309,300.00 and an original interest rate of 5.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 27, 2015 AT 11:26 AM

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

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

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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117410 (5-7,5-14,5-21)

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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.

Pricilla Burgess
Pricilla Burgess
Derrick Burgess
Derrick Burgess

9302 COPERNICUS DRIVE

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:

9302 Copernicus Drive, Lanham, MD 20706, Fourteenth (14th) Election District, described as follows:
All that lot of land and imps, Greenbelt Woods Lot 49 Blk A

In the Circuit Court for Prince George’s County, Maryland IN EQUITY
CAE 15-08566

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 9302 Copernicus Drive, Lanham, MD 20706 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, Greenwbelt Woods Lot 49 Blk A

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 20th day of April, 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 23rd day of June, 2015, and redeem the property 9302 Copernicus Drive, Lanham, MD 20706 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
117339 (4-30,5-7,5-14)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

NATHAN CARTER

and

S.F.C., L.L.C.
A/K/A SPRINGFIELD FINANCIAL COMPANY, L.L.C.

and

ADAM MAGAZINE, TRUSTEE

and

BRIDGET PETERSON

and

MARLBORO WATER & SEWER CO., LLC

and

LEE E. LANDAU

and

GREGORY M. WADE

and

KEVIN RICHMOND

and

WALLJUNE PRIVATE LENDING LLC

and

DAVID A. SHAMES

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: 13821 Old Indian Head Rd, Brandywine, MD 20613

Account Number: 11 1137694
Description: 20,000.0000 Sq. Ft. & Imps. Early Manor Sub, Lot 12
Assmt: \$151,400.00
Liber/Folio: 25313/370
Assessed To: Nathan Carter

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 15-08560

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: 13821 Old Indian Head Rd, Brandywine, MD 20613
Account Number: 11 1137694
Description: 20,000.0000 Sq. Ft. & Imps. Early Manor Sub, Lot 12
Assmt: \$151,400.00
Liber/Folio: 25313/370
Assessed To: Nathan Carter

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 20th day of April, 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 15th day of May, 2015, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of June, 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
117333 (4-30,5-7,5-14)

THE PRINCE

GEORGE’S

POST

NEWSPAPER

CALL

3 0 1 - 6 2 7 - 0 9 0 0

ORDER OF PUBLICATION

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

Plaintiff

v.

Oswald E. Bodden
Oswald E. Bodden

7302 RIGGS ROAD, UNIT 11

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:

7302 Riggs Road, Unit 11, Hyattsville, MD 20783, Seventeenth (17th) Election District, described as follows:

All that lot of land and imps, 1,802.0000 SqFt & Imps. Riggs Hill Condo

In the Circuit Court for Prince George’s County, Maryland IN EQUITY
CAE 15-08597

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7302 Riggs Road, Unit 11, Hyattsville, MD 20783 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, 1,802.0000 SqFt & Imps. Riggs Hill Condo

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of April, 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 23rd day of June, 2015, and redeem the property 7302 Riggs Road, Unit 11, Hyattsville, MD 20783 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
117340 (4-30,5-7,5-14)

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.

Christian J. Cueller
Thelma B. Fernandez
Catherine A. Nostrame, Trustee
Gilda Simons

3450 TOLEDO TERRACE, UNIT 416

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:

3450 Toledo Terrace, Unit 416, Hyattsville, MD 20782, Seventeenth (17th) Election District, described as follows:
All that lot of land and imps, Unit 416, 994.0000 Sq. Ft. & Imps. Seville A Condo, Assmt \$126,000 Lib 00000 Fl 000

In the Circuit Court for Prince George’s County, Maryland IN EQUITY
CAE 15-08564

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 3450 Toledo Terrace, Unit 416, Hyattsville, MD 20782 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, Unit 416, 994.0000 Sq. Ft. & Imps. Seville A Condo, Assmt \$126,000 Lib 00000 Fl 000

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 20th day of April, 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 23rd day of June, 2015, and redeem the property 3450 Toledo Terrace, Unit 416, Hyattsville, MD 20782 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
117337 (4-30,5-7,5-14)

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.

Nathaniel Spinner
Nathaniel Spinner
Mark Smotkin
James J. Fitzgibbons, Trustee

4223 VINE STREET

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:

4223 Vine Street, Capitol Heights, MD 20743, Sixth (6th) Election District, described as follows:
All that lot of land and imps. Imps lot 49.50 4,000.0000 Sq. Ft. & Imps. Blk 35

In the Circuit Court for Prince George’s County, Maryland IN EQUITY
CAE 15-08563

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 4223 Vine Street, 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. Imps lot 49.50 4,000.0000 Sq. Ft. & Imps. Blk 35

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 20th day of April, 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 23rd day of June, 2015, and redeem the property 4223 Vine Street, 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
117336 (4-30,5-7,5-14)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MATTHEW WHITFIELD
BEATRICE WHITFIELD
5301 Frazier Terrace
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 13-22134

Notice is hereby given this 27th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5301 Frazier Terrace, 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 May, 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 May, 2015.

The report states the purchase price at the Foreclosure sale to be \$147,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117362 (4-30,5-7,5-14)

ORDER OF PUBLICATION

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

Plaintiff

v.

Alfred A. Bell
Alfred A. Bell
Patricia O. Bell
Patricia O. Bell

707 EAST TANTALLON DRIVE

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:

707 East Tantallon Drive, Fort Washington, MD 20744, Fifth (5th) Election District, described as follows:
All that lot of land and imps. 18,817.0000 Sq. Ft. & Imps. Tantallon South-Lot 27 Blk B

In the Circuit Court for Prince George’s County, Maryland IN EQUITY
CAE 15-08562

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 707 East Tantallon Drive, Fort Washington, MD 20744 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. 18,817.0000 Sq. Ft. & Imps. Tantallon South-Lot 27 Blk B

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 20th day of April, 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 23rd day of June, 2015, and redeem the property 707 East Tantallon Drive, Fort Washington, MD 20744 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
117335 (4-30,5-7,5-14)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE IMPROVED REAL ESTATE

7022 97TH AVENUE
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Roger Cooper and Beatrice Cooper, dated June 8, 2005, and recorded in Liber 22918 at folio 295 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

MAY 26, 2015

AT 9:14 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.2% 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 # 2013-43608)

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

117387 (5-7,5-14,5-21)

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

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 MAY 26, 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

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

117373 (5-7,5-14,5-21)

LEGALS

File: SPE14-PG-5453

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff

vs.

Defendants

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 15-04838

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 9914 Old Fort Road in Prince George’s County, State of Maryland, sold by the Finance Officer of Prince George’s County, State of Maryland to Ronnie T. Horne, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Parcel A Cae 06-14482 W/tdt 06-27-08 27.68 Acres. OLD Fort Forest- Assmt \$27,600 Lib 00000 FL 000 and assessed to Wachovia Bank Na. and known as 9914 Old Fort Road.

The complaint states among other things, that the amount necessary for redemption has not been paid. It is thereupon this 13th day of April, 2015, by the Circuit Court for Prince George’s County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 16th day of June, 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 Fee Simple, free of all liens and encumbrances.

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 15-04841

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 13th day of April, 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 8th day of May, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of June, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:
Sydney J. Harrison, Clerk
117222 (4-23,4-30,5-7)

ORDER OF PUBLICATION

RONNIE T. HORNE
3309 27th Ave
Temple Hills, MD 20748-2815

Plaintiff

vs.

WACHOVIA BANK, NA SASS MUNI V DTR (BT)
9914 Old Fort Rd
Fort Washington, MD 20744

and

WACHOVIA BANK, NA, CUSTODIAN FOR SASS MUNI V DTR (BT)
s/o: Stephen L. Harker, Resident Agent for SASS Muni V DTR (BT)
35 Fulford Ave., Ste 203
Bel Air, MD 21014

and

LAND AND COMMERCIAL INC. PROFIT SHARING PLAN
s/o: Carrie J. Shearer, Resident Agent
14416 Old Mill Road, # 201
Upper Marlboro, MD 20772

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 of Maryland
County Executives Office/County Attorney
Office of Law/County Administration Bldg
14741 Governor Oden Bowie Dr, Ste 5121
Upper Marlboro, MD 20772

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George’s County, known as 9914 Old Fort Road and described as parcel A Cae

06-14482 W/tdt 06-27-08 27.68 Acres. OLD Fort Forest- Assmt \$27,600 Lib 00000 FL 000 and assessed to Wachovia Bank Na.

Defendants

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 15-04838

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 9914 Old Fort Road in Prince George’s County, State of Maryland, sold by the Finance Officer of Prince George’s County, State of Maryland to Ronnie T. Horne, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Parcel A Cae 06-14482 W/tdt 06-27-08 27.68 Acres. OLD Fort Forest- Assmt \$27,600 Lib 00000 FL 000 and assessed to Wachovia Bank Na. and known as 9914 Old Fort Road.

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

It is thereupon this 13th day of April, 2015, by the Circuit Court for Prince George’s County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 16th day of June, 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 Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117224 (4-23,4-30,5-7)

ORDER OF PUBLICATION

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

Plaintiff

vs.

I.L. CREATION OF MARYLAND, INC

and

EAGLEBANK

and

MARTHA FOULDON-TONAT, TRUSTEE

and

TIMOTHY D. HAMILTON, TRUSTEE

and

PNC BANK, NATIONAL ASSOCIATION
F/K/A MERCANTILE-SAFE DEPOSIT AND TRUST CO
F/K/A MERCANTILE POTOMAC BANK

and

ROBERT R. GIRALDI, TRUSTEE

and

CAROLYN M. ROBERTS, TRUSTEE

and

ROSEMARY HELSEL, 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: 15211 Major Lansdale Blvd, Bowie, MD 20721
Account Number: 07 3180411
Description: 2.4300 Acres & Imps. Bowie New Town Lot 9
Assmt: \$2,769,400.00
Liber/Folio: 26691/719
Assessed To: I L Creation of Maryland Inc.

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 15-08337

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: 15211 Major Lansdale Blvd, Bowie, MD 20721
Account Number: 07 3180411
Description: 2.4300 Acres & Imps. Bowie New Town Lot 9
Assmt: \$2,769,400.00
Liber/Folio: 26691/719
Assessed To: I L Creation of Maryland 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 13th day of April, 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 8th day of May, 2015, warning all persons interested in the said properties to be and appear in this Court by the 16th day of June, 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
117214 (4-23,4-30,5-7)

File: PG13-4189

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013 LLC,

Plaintiff

vs.

N & N Investments Inc., Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George’s County, Maryland, known as 11571 DUNLORING DR, UPPER MARLBORO, MD 20774 and described as Lot 83 (cnstdt S/b 01/01/94) 1,500,000 Sq. Ft & Imps. Drumshough Plat 3 Lot 83 Assmt \$155,000 Lib 00000 FI 423, Account No. 1423995 in District 13 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 15-04840

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 13th day of April, 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 8th day of May, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of June, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:
Sydney J. Harrison, Clerk
117223 (4-23,4-30,5-7)

ORDER OF PUBLICATION

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

Plaintiff

vs.

Melanie D. Rochon
Melanie D. Rochon
Melanie D. Rochon

503 WILSON BRIDGE DRIVE, UNIT 6702 A-2

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:

503 Wilson Bridge Drive, Unit 6702 A-2, Oxon Hill, MD 20745, Twelfth (12th) Election District, described as follows:

All that lot of land and imps., Known as Unit 6702 A-2, Bldg. 7

In the Circuit Court for Prince George’s County, Maryland IN EQUITY
CAE 15-08467

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following property 503 Wilson Bridge Drive, Unit 6702 A-2, Oxon Hill, MD 20745 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., Known as Unit 6702 A-2, Bldg. 7

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

It is thereupon this 13th day of April, 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 16th day of June, 2015, and redeem the property 503 Wilson Bridge Drive, Unit 6702 A-2, Oxon Hill, MD 20745 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
117212 (4-23,4-30,5-7)

ORDER OF PUBLICATION

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

Plaintiff

vs.

John H. Bull
Elizabeth Ann Bull
David G. Sweiderk, Trustee
Capital One, N.A.

4907 SHERIDAN STREET

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:

4907 Sheridan Street, Riverdale, MD 20737, Nineteenth (19th) Election District, described as follows:

All that lot of land and imps, 9,000.0000 Sq. Ft. & Imps. Riverdale Park - Lot 5 Blk 23, Assmt \$181,800 Lib 00000 FI 425

In the Circuit Court for Prince George’s County, Maryland IN EQUITY
CAE 15-08443

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 4907 Sheridan Street, Riverdale, MD 20737 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, 9,000.0000 Sq. Ft. & Imps. Riverdale Park - Lot 5 Blk 23, Assmt \$181,800 Lib 00000 FI 425

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

It is thereupon this 13th day of April, 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 16th day of June, 2015, and redeem the property 4907 Sheridan Street, Riverdale, MD 20737 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
117213 (4-23,4-30,5-7)

ORDER OF PUBLICATION

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

Plaintiff

vs.

Sheena Alston
Sheena Alston
Johnny Cherry
Johnny Cherry

521 WILSON BRIDGE DRIVE, UNIT 6720 A-1

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:

521 Wilson Bridge Drive, Unit 6720 A-1, Oxon Hill, MD 20745, Twelfth (12th) Election District, described as follows:

All that lot of land and imps 6,208.0000 Sq. Ft. & Imps. Known as Unit 6720 a-1, Bldg. 6

In the Circuit Court for Prince George’s County, Maryland IN EQUITY
CAE 15-08425

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 521 Wilson Bridge Drive, Unit 6720 A-1, Oxon Hill, MD 20745 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. Known as Unit 6720 a-1, Bldg. 6

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

It is thereupon this 13th day of April, 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 16th day of June, 2015, and redeem the property 521 Wilson Bridge Drive, Unit 6720 A-1, Oxon Hill, MD 20745 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
117217 (4-23,4-30,5-7)

THE
PRINCE
GEORGE’S
POST
NEWSPAPER
CALL
3 0 1 - 6 2 7 - 0 9 0 0

ORDER OF PUBLICATION

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

Plaintiff

vs.

Brinkley Properties, LLC
Philip R. Riley, Jr., Trustee
Lillian E. Riley

9016 CLINTON STREET

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:

9016 Clinton Street, Clinton, MD 20735, Ninth (9th) Election District, described as follows:

All that lot of land and imps 24,069.0000 Sq. Ft. & 1 mps. Clinton Sub Lot 27 Blk B
Assmt \$713,000 Lib 00000 FI 737

In the Circuit Court for Prince George’s County, Maryland IN EQUITY
CAE 15-04839

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 9016 Clinton Street, Clinton, MD 20735 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 24,069.0000 Sq. Ft. & 1 mps. Clinton Sub Lot 27 Blk B
Assmt \$713,000 Lib 00000 FI 737

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

It is thereupon this 13th day of April, 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 16th day of June, 2015, and redeem the property 9016 Clinton Street, Clinton, MD 20735 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
117215 (4-23,4-30,5-7)

ORDER OF PUBLICATION

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

Plaintiff

vs.

Alfred I. Burke
Nakhia N. Barber

7612 TOPTON STREET

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:

7612 Topton Street, Hyattsville, MD 20784, Twentieth (20th) Election District, described as follows:

All that lot of land and imps 7,725.0000 Sq. Ft. & Imps. Greebrier Lot 12 Blk N

In the Circuit Court for Prince George’s County, Maryland IN EQUITY
CAE 15-08426

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7612 Topton Street, Hyattsville, MD 20784 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 7,725.0000 Sq. Ft. & Imps. Greebrier Lot 12 Blk N

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

It is thereupon this 13th day of April, 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 16th day of June, 2015, and redeem the property 7612 Topton Street, Hyattsville, MD 20784 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
117216 (4-23,4-30,5-7)

LEGALS

PRINCE GEORGE’S COUNTY
GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

NOTICE OF PUBLIC
HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on June 25, 2015 and will be heard on August 25, 2015. Those licenses are:

Class B, Beer, Wine and Liquor License – 17 BL 67

Class B, BH, BLX, CI, DD, BCE, AE, Beer, Wine and Liquor License - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

Public Hearings are also scheduled for June 3, 2015 and June 10, 2015 at 7:00 p.m., at the 9200 Basil Court, Room 410, Largo, Maryland 20774. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
May 5, 2015
117371 (5-7,5-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

GABRIEL DAVID
3509 Duke Street
College Park, MD 20740
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 15-00610

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3509 Duke Street, College Park, MD 20740, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of May, 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 25th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$359,487.23.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117430 (5-7,5-14,5-21)

NOTICE

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

vs. Plaintiffs

Adrienne M Mason fka
Adrienne M Harvey Wilson
Defendant

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

CIVIL NO. CAEF 13-28965

ORDERED, this 28th day of April, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6508 Osborn Road, 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 28th day of May, 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 28th day of May, 2015, next.

The report states the amount of sale to be \$108,360.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

117375 (5-7,5-14,5-21)

NOTICE

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

vs. Plaintiffs

Shirley T. Carpenter
Defendant

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

CIVIL NO. CAEF 13-28822

ORDERED, this 27th day of April, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10245 T4 Prince Place, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of May, 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 May, 2015, next.

The report states the amount of sale to be \$61,300.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

117420 (5-7,5-14,5-21)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ARROGAH ADADE-BOAFO
7729 Oxman Road
Hyattsville, MD 20785
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-11865

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7729 Oxman Road, 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 25th day of May, 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 25th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$70,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117364 (4-30,5-7,5-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ELOISE B. WALKER
4305 Lakeview Drive
Temple Hills, MD 20748
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 15-00472

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4305 Lakeview Drive, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of May, 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 25th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$168,560.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117431 (5-7,5-14,5-21)

NOTICE

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

vs. Plaintiffs

Dena R Harris
Defendant

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

CIVIL NO. CAEF 14-36564

ORDERED, this 24th day of April, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4318 Telfair Boulevard, Unit # 339, 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 25th day of May, 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 25th day of May, 2015, next.

The report states the amount of sale to be \$101,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

117424 (5-7,5-14,5-21)

NOTICE

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

vs. Plaintiffs

Estate of Arnold A Washington
Defendant

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

CIVIL NO. CAEF 13-18925

ORDERED, this 24th day of April, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7308 Malden Lane, 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 25th day of May, 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 25th day of May, 2015, next.

The report states the amount of sale to be \$88,203.86.

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

True Copy—Test:
Sydney J. Harrison, Clerk

117437 (5-7,5-14,5-21)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

NICHOLAS SMITH
14405 Jericho Park Road
Bowie, MD 20715
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 15-00446

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 14405 Jericho Park Road, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of May, 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 25th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$265,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117425 (5-7,5-14,5-21)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DIANN BLACK
5615 Coolidge Street
Capitol Heights, MD 20743
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-34349

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5615 Coolidge 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 25th day of May, 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 25th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$243,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117433 (5-7,5-14,5-21)

NOTICE

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

vs. Plaintiffs

Delise Holloman aka
Delise E Holloman
Defendant

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

CIVIL NO. CAEF 13-23450

ORDERED, this 24th day of April, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4221 30th Street, Mount Rainier, Maryland 20712 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 25th day of May, 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 25th day of May, 2015, next.

The report states the amount of sale to be \$252,840.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

117421 (5-7,5-14,5-21)

NOTICE

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

vs. Plaintiffs

Kathleen G. Bush and
Melvin E. Bergstrom
Defendants

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

CIVIL NO. CAEF 13-30396

ORDERED, this 24th day of April, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8016 Brooklyn Bridge 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 25th day of May, 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 25th day of May, 2015, next.

The report states the amount of sale to be \$239,199.01.

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

True Copy—Test:
Sydney J. Harrison, Clerk

117422 (5-7,5-14,5-21)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

WILLARD W. JOHNSON
CONSTANCE E. JOHNSON
13110 Claxton Drive
Laurel, MD 20708
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 15-00370

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 13110 Claxton Drive, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of May, 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 25th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$189,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117426 (5-7,5-14,5-21)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

KHURSHID AWAN
1800 Drexel Street, Unit #206
Hyattsville, MD 20783
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-34083

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1800 Drexel Street, Unit #206, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of May, 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 25th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$34,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117434 (5-7,5-14,5-21)

Isaac H Marks Sr
11785 Beltsville Drive, Suite 150
Calverton, MD 20705
301-572-7391

Small Estate
Notice of Appointment
Notice to Creditors
Notice to Unknown Heirs

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PRENTICE PRICE

Notice is given that Michael A Price whose address is 3918 Treat Dr., Shreveport, LA 71119, was on October 25, 2013 appointed personal representative of the small estate of Prentice Price, who died on September 8, 2011, without a will.

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

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

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

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

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

Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MICHAEL A PRICE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 94775
(5-7)

117488

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ANITA STATON
13900 Geoffrey Road
Bowie, MD 20720
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-32308

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 13900 Geoffrey Road, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of May, 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 25th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$212,935.15.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117427 (5-7,5-14,5-21)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ANITA STATON
13900 Geoffrey Road
Bowie, MD 20720
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-32308

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 13900 Geoffrey Road, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of May, 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 25th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$212,935.15.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117427 (5-7,5-14,5-21)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

CHARLES TIMOTHY
SWARTHOUT
EMELY I. SWARTHOUT
5834 East Boniwood Turn
Clinton, MD 20735
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-32360

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5834 East Boniwood Turn, 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 25th day of May, 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 25th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$152,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117435 (5-7,5-14,5-21)

LEGALS

NOTICE

Carrie M. Ward, et al.
6003

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALICE COULTER

Notice is given that Margie A. Robinson whose address is 3018 Heathcote Rd., Waldorf, MD 20602, was on May 1, 2015 appointed personal representative of the small estate of Alice Coulter, who died on April 22, 2015, without a will.

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

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

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

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

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

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

MARGIE A ROBINSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 99760
117487 (5-7)

Esther A Streete Esq.
888 Bestgate Road, Suite 304
Annapolis, MD 21401
410-266-9909

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VERNA IRENE ARCHER

Notice is given that Wendy D Archer Grogan whose address is 13404 Gwynn Park Court, Brandywine, MD 20613 and Kenneth D Bynum whose address 1010 Cameron Street, Alexandria, VA 22314 and Esther A Streete whose address is 888 Bestgate Road, Suite 304, Annapolis, MD 21401, were on September 10, 2014 appointed co-personal representatives of the small estate of Verna Irene Archer who died on July 22, 2014, with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned co-personal representatives 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 decedent's death; or

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

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

WENDY D ARCHER GROGAN
KENNETH D BYNUM
ESTHER A STREETE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 97503
117493 (5-7)

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

Benjamin J. Woolery, Esq.
5303 West Court Drive
Upper Marlboro, MD 20772
301-627-5222

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DIXIE JEAN PUCKETT

Notice is given that Mary Cranford, whose address is 6585 11th Street, Chesapeake Beach, MD 20732 was on April 28, 2015 appointed personal representative of the estate of Dixie Jean Puckett, who died on January 17, 2015 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 28th day of October, 2015.

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

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

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

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

MARY CRANFORD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 99708
117495 (5-7,5-14,5-21)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLE JUNE TINKER

Notice is given that Todd H. Tinker whose address is PO Box 6447, San Antonio, TX 78209 was on April 24, 2015 appointed personal representative of the estate of Carole June Tinker who died on March 27, 2015 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of October, 2015.

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

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

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

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

TODD H. TINKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 99597
117374 (5-7,5-14,5-21)

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
ROWENE D. MORGAN

Estate No.: 99373

NOTICE OF JUDICIAL
PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by MARK ELEY for Judicial Probate of the copy of the will dated 08/21/2004 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **June 9, 2015 at 9:30 AM**. This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

117494 (5-7,5-14)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY PECK

Notice is given that Ricardo A Settles whose address is 2106 Scott Key Drive, District Heights, MD 20747 was on April 28, 2015 appointed personal representative of the estate of Betty Peck who died on April 6, 2015 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of October, 2015.

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

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

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

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

RICARDO A SETTLES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 99658
117492 (5-7,5-14,5-21)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

WARREN G. CRUDUP, JR.
1726 Taylor Avenue
Fort Washington, MD 20744
Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-27717

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1726 Taylor Avenue, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of May, 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 25th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$196,696.96.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117440 (5-7,5-14,5-21)

LEGALS

ADVERTISEMENT

Prince George's County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A "Total Quality" Commitment In The Provision Of Services To Their Customers.

Sealed Bids And/Or Proposals Will Be Received In The Prince George's County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

Bid/Proposal #	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S15-042	North County Animal Services Facility Feasibility Study	Pre-Bid Conference \$0 05/21/2015 at 10:00 a.m. Bid Opening: 06/04/2015 at 3:00 p.m.	

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (*) are reserved for Minority vendors, certified by Prince George's County, under authority of CB-1-1992. Double asterisk (**) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George's County.

The County reserves the right to reject any or all bids or proposals in the best interest of the County.

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website www.princegeorgescountymd.gov. Documents may also be obtained from the Prince George's County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George's County Government. Special ADA accommodations may be made by writing or calling the same office. For information on the latest bid/proposal solicitations call the Bid Hotline (301) 883-6128.

—By Authority Of—
Rushern L. Baker, III
County Executive

117455 (5-7)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BLANCHIE PITTS

Notice is given that Ruby Pitts, whose address is 4407 Weldon Drive, Temple Hills, MD 20748 was on April 27, 2015 appointed personal representative of the estate of Blanchie Pitts, who died on May 29, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 27th day of October, 2015.

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

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

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

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

RUBY PITTS
Personal Representative

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

Estate No. 99716
117411 (5-7,5-14,5-21)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

PEGGY LEE JOHNSON
6911 Decatur Place
Hyattsville, MD 20784
Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-25843

Notice is hereby given this 24th day of April, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6911 Decatur Place, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of May, 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 25th day of May, 2015.

The report states the purchase price at the Foreclosure sale to be \$148,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
117438 (5-7,5-14,5-21)

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.

Shanida Blades
Shanida Blades
EquiFirst Corporation
Home Title Group, LLC, Trustee
Home Title Group, LLC, Trustee
Mortgage Electronic Registration
Systems, Inc.

3450 TOLEDO TERRACE, UNIT
110

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:

3450 Toledo Terrace, Unit 110, Hyattsville, MD 20782, Seventeenth (17th) Election District, described as follows:

All that lot of land and imps, Unit 110, 994.0000 Sq. Ft. & Imps. Seville A Condo, Assmt \$126,000 Lib 00000 Fl 000.

In the Circuit Court for
Prince George's County, Maryland
IN EQUITY
CAE 15-08784

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 3450 Toledo Terrace, Unit 110, Hyattsville, MD 20782, 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, Unit 110, 994.0000 Sq. Ft. & Imps. Seville A Condo, Assmt \$126,000 Lib 00000 Fl 000.

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

It is thereupon this 28th day of April, 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 30th day of June, 2015, and redeem the property 3450 Toledo Terrace, Unit 110, Hyattsville, MD 20782 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
117454 (5-7,5-14,5-21)

ORDER OF PUBLICATION

MICHELLE BUTLER
P.O. Box 892
College Park, MD 20741-0892

Plaintiff

vs.

Allen F. Scruggs, Trustee
2709 Player Ave.
Sierra Vista AZ 85650

and

Francis Scruggs, Jr.
1709 Camino Rancho
Sierra Vista AZ 85635

and

PRINCE GEORGE'S COUNTY,
MARYLAND, TREASURY
DIVISION
Gail Frances
14741 Governor Oden Bowie Dr.,
Rm 1090
Upper Marlboro, MD

and

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY, DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

In the Circuit Court
for Prince George's County,
Maryland
Civil Division
CAE 15-08706

The object of this proceeding is to secure and foreclose the rights of redemption on the following property, sold by the Collector of Taxes for Prince George's County, State of Maryland to the Plaintiff:

“Lots 1 & 2; 15,075.0000 Sq. Ft. Ardwick-stephens & Blk 3; Assmt \$8,900 Lib 08669 fl 447 and assessed to Scruggs, Allen F. Trustee”

The Property address is 000000 Old Ardwick Ardmore Rd., New Carrollton MD 20784.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid; It is thereupon this 27th day of April, 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 The Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 22nd day of May, 2015, warning all persons interested in the property to appear in this Court by the 30th day of June, 2015, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
117443 (5-7,5-14,5-21)

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

LEGALS

ADVERTISEMENT

Prince George's County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A "Total Quality" Commitment In The Provision Of Services To Their Customers.

Sealed Bids And/Or Proposals Will Be Received In The Prince George's County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

Bid/Proposal #	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S15-034	Employee Assistance Program for Prince George's County	Pre-Bid Conference \$5.50 05/20/2015 at 10:00 a.m. Bid Opening: 06/25/2015 at 3:00 p.m.	

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (*) are reserved for Minority vendors, certified by Prince George's County, under authority of CB-1-1992. Double asterisk (**) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George's County.

The County reserves the right to reject any or all bids or proposals in the best interest of the County.

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website www.princegeorgescountymd.gov. Documents may also be obtained from the Prince George's County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George's County Government. Special ADA accommodations may be made by writing or calling the same office. For information on the latest bid/proposal solicitations call the Bid Hotline (301) 883-6128.

—By Authority Of—
Rushern L. Baker, III
County Executive

117485 (5-7)

*The Prince
George's Post
Newspaper*

*Call (301) 627-0900
or*

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

LEGALS

NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland will accept testimony regarding the proposed, changes and additions to the Prince George’s County Rules and Regulations to include new Rule and Regulation #81:

R.R. 81 - SPECIAL SUNDAY OFF-SALES PERMIT

1. There is a Special Sunday Off-Sale Permit which may be issued to the holder of a Class A, Beer, Wine, Liquor license or the holder of a Class B, Beer, Wine, Liquor license with an off sale privilege under Article 2B, Section 6-201(r)(2)(ii). The permit authorizes the holder to sell alcoholic beverages, for consumption off the licensed premises only, on Sunday between the hours of 8:00 a.m. to 12:00 midnight. If the permit is issued to the holder of a Class B, Beer, Wine, Liquor license with an off sale privilege under Section 6-201(r) (2) (ii), the holder is no longer required to comply with any restaurant or food requirements. The number of permits authorized to be issued by the Board is limited.

2. The application fee for this permit is \$750, which shall be filed with the application.

3. Applications may be submitted to the Board between July 1st and July 31st of each year as long as there are permits available. No new applications may be made other than during the period between July 1 and July 31 of the then current year.

4. The Board will hold a hearing to determine if a permit is to be issued. The applicant shall have the burden of demonstrating that the issuance of the permit meets all the standards necessary as in the case of an original license.

5. The applicant for a permit must commit, at the hearing, to reinvesting a minimum of \$50,000 in the business within one year after the permit is issued. The Board may waive this requirement. If the Board has not waived the reinvestment requirement, the licensee must submit to the Board proof of the reinvestment with an application for renewal of the permit. The Board, if deemed necessary, may require an audit by a Certified Public Accountant. If the Board determines that the minimum investment has not been made it shall revoke the permit. The Board may require a hearing prior to renewal of the permit.

6. The Board is required to delay the issuance of a permit to an applicant who has been found to be in violation of the restriction of selling liquor on Sunday as provided for in Article 2B, Section 11-517.

7. The permit shall be for the same license year as the underlying license. The permit holder shall submit a renewal application with the application for renewal of the license. The deadline for submission of the permit renewal is the same as the deadline for submission of the application for renewal of the license.

8. The annual fees for this permit are as follows:

a. The annual permit fee for the Special Sunday Off Sale Permit is:

1. For holder of a Class A, Beer, Wine, Liquor license, \$ 2,590, and

2. For holder of a Class B, Beer, Wine, Liquor license with an off sale privilege, \$1,080.

b. These annual fees are in addition to the annual fee for the underlining license.

R.R. NO. 44 – APPLICATIONS BY:

A. **SOLE OWNERS:**

1. Persons applying for an alcoholic beverage license as sole owners must have resided in the State of Maryland for one year immediately preceding the application for the license, be registered voters in the State of Maryland, and must continue to reside in the State of Maryland as long as they hold the alcoholic beverage license.

B. **PARTNERSHIPS:**

1. If an application is made by a partnership, the license shall be applied for and be issued to all partners as individuals, all of whom shall have resided in the State of Maryland for at least one year prior to the application, be registered voters in the State of Maryland, and must continue to reside in the State of Maryland as long as they hold the alcoholic beverage license.

C. **CORPORATION:**

1. If a corporation or club makes an application, whether incorporated or unincorporated, the license shall be applied for by and be issued to three of the officers of the corporation or club as individuals for the use of the corporation or club. In the case of a corporation where there are less than three officers or directors of the corporation, all officers or directors shall make the application as provided in this section, at least one of whom shall have resided in the State of Maryland for at least one year prior to the application, is registered to vote in the State of Maryland, and shall remain a resident as long as the license is in effect. The application shall also set forth the names and addresses of all of the officers of the corporation or club and shall be signed by the President or Vice President as well as by the three officers to whom the license shall be issued. The application for every license shall disclose the name and address of the corporation, partnership or association as well as the names and addresses of the applicants.

2. Applicants for a new license or a transfer must certify that one of the applicant’s meets the above stated residency requirements and that the designated Maryland resident serves in the capacity of Resident Agent. Additionally, the Resident Agent shall certify that he /she holds 25% of the outstanding stock of the corporation. All other applicants must certify that he/she holds at least one share of the out standing stock of the corporation.

3. In the event there are no officers or directors of a closed corporation, at least one stockholder may make the application if there is an affirmative vote of the stock holder holding a majority of the stock.

4. The requirements of stock ownership and residency shall not apply in the case of a corporation whose sale of stock is authorized for sale by the Securities and Exchange Commission of the United States or who are otherwise exempted under Section 9-101(d)(6) of Article 2B of the Annotated Code of Maryland.

5. The term "Applicant" for the purpose of this Rule and Regulation means a corporate officer who will be issued

LEGALS

the license as an individual on behalf of the corporation.

D. **LIMITED LIABILITY COMPANY (LLC):**

1. If an application is made by a limited liability company the license shall be issued to the member or authorized person for the use of the LLC.

2. Applicants must certify that one of the applicants meets the above stated residency requirements and that the designated State of Maryland resident serves in the capacity of Resident Agent. Additionally, the Resident Agent shall certify that he/ she holds 25% of the outstanding stock of the LLC.

R.R. NO. 63 – CLASS B-BCE-BWL, CATERING LICENSE (ON SALE ONLY):

Under the provisions of Section 6-201(r)(8)(i) of Article 2B of the Annotated Code of Maryland, the Board of License Commissioners is authorized to issue a special Class B, Beer, Wine and Liquor license to be known as a BCE license (Catering - On Sale Only).

This license shall be issued under the following provisions:

A. The applicant must be a bona fide catering establishment;

B. The application must be filed under the procedure established by the Board of License Commissioners;

C. The premises where the license is to be issued must document that a minimum of \$1,000,000 has been expended for the dining room and kitchen equipment. This sum may not include the cost of the land or building. The applicant must submit all invoices and cancelled checks for certification of compliance with the \$1,000,000 capital investment;

D. The subject premises must have a minimum seating capacity of 150 persons;

A Public Hearing will be held on May 26, 2015 @ 10:00 a.m., 9200 Basil Court, Room 410, Largo, Maryland 20774.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
May 5, 2015

117486(5-7,5-14)

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.

**11102 TENBURY COURT
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Sandra J. Wicks and Kenneth L. Wicks Jr, dated January 26, 2007, and recorded in Liber 27292 at folio 278 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

**MAY 26, 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 \$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 5.025% 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 # 2012-21588)

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

117556(5-7,5-14,5-21)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/ vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s County Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at **05:45 P.M. on 05/22/2015.** Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#7578, 2002 BMW 330
VIN#WBABN53442JU25666
BIMMER WERKS
11333 OLD BALTIMORE PIKE
BELTSVILLE

LOT#7618, 2003 FORD E 350
VIN#1FBNE31L83HB62065
LA FAMILIA AUTO & TIRES
5816 RITCHIE HWY
BROOKLYN PARK

LOT#7629, 1990 DODGE DAKOTA
VIN#1B7GL26XXLS636407
DOWNTOWN AMOCO
1110 S. HANOVER ST
BALTIMORE

LOT#7630, 2004 VW TOUAREG
VIN#WVGEM77L14D079708
TOPLINE AUTO SOLUTIONS
8519 ASHWOOD DR
CAPITOL HEIGHTS

LOT#7632, 2006 CHRYSLER PT CRUISER
VIN#3A4FY58B16T203006
HAMILTON COLLISION CENTER
1929 DUAL HWY
HAGERSTOWN

LOT#7638, 2001 TOYOTA CAMRY
VIN#4T1BG22K21U064268
TURNER MARINA LLC
4109 8TH ST
NORTH BEACH

LOT#7639, 2004 VOLVO S 40
VIN#YV1MS382342016734
PHILMARK SERVICE CENTER
5621 ALLENTOWN RD
SUITLAND

LOT#7641, 1996 CHEVROLET SUBURBAN
VIN#1GNFK16R6TJ408217
AGE TO AGE AUTOMOTVE
8625 LEONARDTOWN RD
HUGHSVILLE

LOT#7642, 2001 OLDSMOBILE AURORA
VIN#1G3GR64H514176303
AGE TO AGE AUTOMOTIVE
8625 LEONARDTOWN RD
HUGHSVILLE

LOT#7643, 2006 FORD F-150
VIN#1FTRF12236NB34314
AGE TO AGE AUTOMOTIVE
8625 LEONARDTOWN RD
HUGHSVILLE

LOT#7628, 2006 SUZUKI SV 650S
VIN#JS1VP53A162104023
DEEZ NUTZ & BOLTZ RACING
3612 LANGREHR RD
WINDSOR MILL

LOT#7626
1982 CHRIS CRAFT CATALINA 28FT
MD#5034 BU
HULL#CCHDB667M82G
HARTGE YACHT HARBOR
4883 CHURCH LANE
GALESVILLE

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

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

117484(5-7,5-14)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

**In the Matter of:
DANIEL S. CHILDS, Minor**

Guardianship No. GD-10602

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **DANIEL S. CHILDS** an infant male born on July 15, 1999 at Long Beach Community Medical Center, Long Beach, CA to Crystal A. Townsend and Quintin M. Childs, having been filed, it is this 30th day of April 2015.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Quintin M. Childs, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as Unknown. Respondent, Quintin M. Childs, is hereby notified to show cause on or before the 8th day of June, 2015, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

117491(5-7,5-14,5-21)

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

4744 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 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:

4744 Marlboro Pike, Coral Hills, MD 20743, Eighteenth (18th) Election District, described as follows:
All that lot of land and imps., 15 feet Lot 21 & Lot 22.

In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 15-08783

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 4744 Marlboro Pike, Coral Hills, 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., 15 feet Lot 21 & Lot 22.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of April, 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 30th day of June, 2015, and redeem the property 4744 Marlboro Pike, Coral Hills, 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
117453(5-7,5-14,5-21)

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*We Wish all the Mother's
A very Special*

Happy Mother's Day



This Sunday, May 10th