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* * * * *

Your Newspaper 01 Legal Record

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAE THELMA FROST

Notice is given that Alice F Wooten whose address is 207 Clay Rd., Goldsboro, NC 27534 was on April 22, 2015 appointed personal representative of the estate of Mae Thelma Frost who died on March 9, 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 repre-sentative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

ALICE F WOOTEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No. 99574 (4-30,5-7,5-14) 117328

NOTICE

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

vs.

Douglas E Williams and Gloria D Williams Defendants

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

CIVIL NO. CAEF 14-15728

ORDERED, this 4th day of May, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 14005 Dunwood Valley Drive, Bowie, Maryland 20721 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 4th day of June, 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 Ath day of June, 2015, next. The report states the amount of sale to be \$494,000.00.

things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of It is thereupon this 27th 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 30th day of June, 2015, and redeem the property 582

this Court by the 30th day of June, 2015, and redeem the property 582 Wilson Bridge Drive, Unit B2, Oxon Hill, MD 20745 and answer the com-plaint 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

(5-7,5-14,5-21) 117442

ORDER OF PUBLICATION

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

v Banana Enterprises, Inc. Miguel D. Coello, Trustee

4016 BLADENSBURG ROAD

and

Capitol One

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 de-scribed on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

4016 Bladensburg Road, Brentwood, MD 20722, Second (2nd) Election District, described as follows: All that lot of land and imps., Imps LT 28 and W Half of Lt 27, Cottage City Blk 9.

In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 15-08752

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 4016 Bladensburg Road, Brent-wood, MD 20722 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., Imps W Half of Lt 27, Cottage City Blk 9

LEGALS

ORDER OF PUBLICATION

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

James R. Carothers William R. Saul

v.

6106 20TH AVENUE

Prince George's County, Maryland

(for Marvland Annotated Code 14-1836(b)(1)(v) purposes only)

and

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 de-scribed on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

6106 20th Avenue, Hyattsville, MD 20782, Seventeenth (17th) Election District, described as follows All that lot of land and imps. Imps LT 1, Blk 1, J Norman Ager.

In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 15-08753

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 6106 20th Avenue, 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. Imps LT 1, Blk 1, J Norman Ager.

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 circula-tion 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 6106 20th Avenue, Hyattsville, MD 20782 and answer the complaint or thereafter a final judgment will be en-tered 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 117445 (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

Prince George's County, Maryland

(for Maryland Annotated Code 14-

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

4804 Wheeler Road, Oxon Hill, MD

20745, Twelfth (12th) Election Dis-

All that lot of land and imps., Known as "The Woods" ImpsLT 3,

trict, described as follows:

1836(b)(1)(v) purposes only)

Monica Nicole Ivey Carroll

4804 WHEELER ROAD

and

and

known as:

Blk D

Plaintiff

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

Daisy L. Slade Prlap, Inc., Trustee Bank of America, N.A.

Prince George's County, Maryland

(for Maryland Annotated Code 14-

Any and all person having or claim-

ing to have any interest in the fee

simple in the properties and premises 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

503 Wilson Bridge Drive, Unit 6702 B-1, Oxon Hill, MD 20745, Twelfth

(12th) Election District, described as

All that lot of land and imps.

Known as Wilson Bridge, Bldg. 7,

In the Circuit Court for

Prince George's County, Maryland

IN EQUITY

CAE 15-08755

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following prop-erty 503 Wilson Bridge Drive, Unit 6702 B-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

All that lot of land and imps.,

Known as Wilson Bridge, Bldg. 7,

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 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 30th day of June, 2015, and redeem the property 503 Wilson Bridge Drive, Unit 6702 B-1, Oxon Hill, MD 20745 and answer

the complaint or thereafter a final

judgment will be entered foreclos

ing all rights of redemption in the property, and vesting in the Plain-tiff's title, free and clear of all en-

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

1836(b)(1)(v) purposes only)

2015, and redeem the property 1824 Metzerott Road, Unit 307, Hy-attsville, MD 20783 and answer the complaint or thereafter a final judg-ment will be entered foreclosing all Plaintiff rights of redemption in the property,

503 WILSON BRIDGE DRIVE, UNIT 6702 B-1

and

and

known as:

follows

Unit 6702 B-1

this proceeding:

Unit 6702 B-1

cumbrances.

True Copy—Test:

ORDER OF PUBLICATION

v.

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

this Court by the 30th day of June,

True Copy—Test: Sydney J. Harrison, Clerk 117450 (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

Edet Adam Akpan Edet Adam Akpan

v.

2220 COLUMBIA PLACE

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:

2220 Columbia Place, Landover, MD 20785-4954, Thirteenth (13th) Election District, described as follows

All that lot of land and imps., Known as: Kent Village, Lot 8, Blk K

In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 15-08754

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 2220 Columbia Place, Landover, MD 20785-4954 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: Kent Village, Lot 8, Blk K

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 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-seted in the property to appear in ested in the property to appear in this Court by the 30th day of June, 2015, and redeem the property 2220

LEGALS

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 30th day of June, 2015 and redeem the property 2015, and redeem the property 7211D Hanover Parkway, Unit 312, Suite D, Greenbelt, MD 20770 and answer the complaint or thereafter a final judgment will be entered fore-closing all rights of redemption in the property, and vesting in the Plaintiff'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 117452 (5-7,5-14,5-21)

ORDER OF PUBLICATION

MICHELLE BUTLER P.O. Box 892 College Park, MD 20741-0892

> Plaintiff vs.

Cliff Baccous 5025 Gunther St. Capitol Heights MD 20743

and

and

and

and

DIVISION

Rm 1090

and

Gail Frances

Tenant

Cliff Baccous

1859 Windover St.

Columbia SC 29204

Temple Hills MD 20748

3103 Good Hope Ave.

Temple Hills MD 20748

3103 Good Hope Ave., Unit S 702

Lynnhill Condominium Association

PRINCE GEORGE'S COUNTY,

14741 Governor Oden Bowie Dr.,

ALL PERSONS WHO CLAIM TO

HAVE AN INTEREST IN THE

PROPERTY, DESCRIBED HEREIN,

INCLUDING THEIR HEIRS, DE-

VISEES, AND PERSONAL REPRE-

SENTATIVES AND ANY OTHER

HEIRS. DEVISEES. EXECUTORS.

ADMINISTRATORS, GRANTEES,

OR SUCCESSORS IN RIGHT,

In the Circuit Court

for Prince George's County,

Marvland

Civil Division

CAE 15-08705

Defendants

MARYLAND, TREASURY

Upper Marlboro, MD

TITLE OR INTEREST.

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

(5-14,5-21,5-28) 117514

ORDER OF PUBLICATION

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

v.

Terence Knight

582 WILSON BRIDGE DRIVE. UNIT 6783 B-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:

582 Wilson Bridge Drive, Unit B2, Oxon Hill, MD 20745, Twelfth (12th) Election District, described as follows:

All that lot of land and imps. Known as Condominium Bldg. 21 Unit 6783 B-2, 001.0000 Sq. Ft. & Imps. Wilson Bridge

In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 15-08565

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 582 Wilson Bridge Drive, Unit B2, 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 Condominium Bldg. 21 Unit 6783 B-2, 001.0000 Sq. Ft. & Imps. Wilson Bridge

The Complaint states, among other

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 a week for three (3) successive weeks, warning all persons inter-ested in the property to appear in this Court by the 30th day of June, 2015, and redeem the property 4016 Bladensburg Road, Brentwood, MD 20722 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 117390 (5-7,5-14,5-21)

> In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 15-08757

> > The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 4804 Wheeler Road, 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 "The Woods" ImpsLT 3, Blk D

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 circula-tion in Prince George's County once tion 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 4804 Wheeler Road, 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 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 117451 (5-7.5-14.5-21)

ydney J. Harrison, Clerk (5-7,5-14,5-21) 117449

ORDER OF PUBLICATION

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

Adebola B. Ibirogba Aderonke O. Ibirogba Trste, Inc. Wachovia Bank, N.A. n/k/a Wells Fargo Bank, N.A.

1824 METZEROTT ROAD, UNIT

and

and

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

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:

1824 Metzerott Road, Unit 307, Hyattsville, MD 20783, Seventh (17th) Election District, described as follows:

All that lot of land and imps. Known as Bldg 16, Unit 307.

In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 15-08756

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 1824 Metzerott Road, Unit 307, 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. Known as Bldg 16, Unit 307.

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

Columbia Place, Landover, MD 20785-4954 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 117448 (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

Nagaswara R. Nelluri Gnaneswari Koratala

v.

7211 D HANOVER PKWY, UNIT 312

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:

7211D Hanover Parkway, Unit 312, Suite D, Greenbelt, MD 20770, Twenty-first (21st) Election District, described as follows: All that lot of land and imps. Bldg 3, Unit 31 2

In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 15-08782

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 7211D Hanover Parkway, Unit 312, Suite D, Greenbelt, MD 20770 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. Bldg 3, Unit 31 2

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

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

"Unit S-702 CAE07-22325 W/tdt 10/12/07; 965.0000 Sq. Ft. Imps Lynnhill Condominium; Assmt \$22,000 Lib 30758 Fl 430 and assessed to Baccous, Cliff."

The Property address is 3103 Good Hope Ave., Unit S-702, Temple Hills MD 20748.

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 Court (Dest Order in The Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circu-lation 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 117444 (5-7,5-14,5-21)

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

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

Substitute Trustees,

Plaintiffs

v.

\$75,000.00.

117439

LINDA B. SMITH 11378 Cherry Hill Road, Unit # 304 Beltsville, MD 20705

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-11930

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 proceed-ings and described as 11378 Cherry Hill Road, Unit # 304, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

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

True Copy—Test: Sydney J. Harrison, Clerk

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:

LEGALS

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.

the license as an individual

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

<u>117486</u>

(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

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 busi-ness hours at the shops listed below. All parties claming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#7578, 2002 BMW 330 VIN#WBABN53442JU25656 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 CEN-TER 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 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, Mary-land, that the respondent, Quintin M. Childs, the natural father of the aforementioned child, is hereby no-tified 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 re-spondent 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

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.

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

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 be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the

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

Land Records of I KINCE GEORGE

117556



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)

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)



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

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

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

5406 RIVERDALE ROAD RIVERDALE, MARYLAND 20737

By virtue of the power and authority contained in a Deed of Trust from The Estate of Daphne M Jackson and Seward A Dawson, dated May 23, 1996, and recorded in Liber 10873 at folio 032 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

JUNE 2, 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 \$8,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the pur-chase 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. 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes ground rent water rent and all other ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purpurchaser shall have no further claim against the Substitute Trustees. 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 # 2011-16564)

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

117530

(5-14,5-21,5-28)

117531

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

LEGALS

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

6506 AMERICA BOULEVARD UNIT 308 HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Douglas N. Rickman and Maria Soledad Bustos-Rickman, dated December 7, 2007, and recorded in Liber 29352 at folio 033 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

JUNE 2, 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners cretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-23443)

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

LEGALS

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

205 CABIN BRANCH ROAD CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Estate of Emma L Henderson, dated November 20, 2007, and recorded in Liber 31086 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 ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

JUNE 2, 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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7% per annum from date of sale to the date the funds are received in the office of the Successful the area price in the successful to the sale by the circuit court for PRINCE GEORGE'S COUNTY. the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-13395</u>)

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

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

117532

(5-14.5-21.5-28)

(5-14.5-21.5-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

LEGALS

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

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

LEGALS

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

AND ANY IMPROVEMENTS THEREON

3138 BRINKLEY RD., UNIT #T3 **TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated February 28, 2005 and recorded in Liber 22134, Folio 320 among the Land Records of Prince George's Co., MD, with an original principal balance of \$109,250.00 and an original interest rate of 3.750% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 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 described as Unit Lettered and Numbered T-3, in Building Numbered Eight (8), of a plat of condominium entitled "Huntcrest Condominium" and more fully de-scribed in the aforesaid Deed of Trust.

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5239 DAVENTRY TERR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated October 12, 2007 and recorded in Liber 28823, Folio 745 among the Land Records of Prince George's Co., MD, with an original principal balance of \$281,050.00 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

JUNE 2, 2015 AT 11:23 AM

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

The property, and any improvements thereon, will be sold in an "as is" con-dition and subject to conditions, restrictions and agreements of record affect-ing 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, require to are after the sole to be paid by the purchaser. ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit recourt, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted 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

117473

(5-14,5-21,5-28)

(5-14,5-21,5-28)

SALE OF REAL PROPERTY SUBSTITUTE TRUSTEES AND ANY IMPROVEMENTS THEREON

1517 JONATHAN ST. A/R/T/A 1517 JOHNATHAN ST. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated June 11, 2007 and recorded in Liber 28237, Folio 518 among the Land Records of Prince George's Co., MD, with an original principal balance of \$303,000.00 and an original interest rate of 7.50000% 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

JUNE 2, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted 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 in-surable 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

117474

117475

(5-14,5-21,5-28)

THE PRINCE GEORGE'S POST

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email brendapgp@gmail.com

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

16316 EDDINGER RD. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated February 28, 2007 and recorded in Liber 27398, Folio 391 among the Land Records of Prince George's Co., MD, with an original principal balance of \$428,000.00 and an original interest rate of 2.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 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 \$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 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 agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchas

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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<u>117476</u>

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8437 SNOWDEN OAKS PL. I/R/T/A 8437 SNOWDEN OAKS LA. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated April 23, 2004 and recorded in Liber 19756, Folio 564 among the Land Records of Prince George's Co., MD, with an original principal balance of \$186,240.00 and an original interest rate of 5.25% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 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 \$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. In any 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 shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaseer 's default and purchaser is sole remedy, and ant

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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(5-14,5-21,5-28)

117479

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1206 PEACHWOOD LA. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated December 19, 2007 and recorded in Liber 29319, Folio 219 and re-recorded in Liber 30037, Folio 307 among the Land Records of Prince George's Co., MD, with an original principal balance of \$352,450.00 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

JUNE 2, 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 lobatining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said defaulted purcha

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(5-14,5-21,5-28)

LEGALS

(5-14,5-21,5-28)

<u>117477</u>

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3910 BISHOPMILL DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated January 16, 2008 and recorded in Liber 29698, Folio 341 among the Land Records of Prince George's Co., MD, with an original principal balance of \$255,000.00 and an original interest rate of 4.625% 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

JUNE 2, 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 \$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 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 agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the p

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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<u>117480</u>

(5-14,5-21,5-28)

AND ANY IMPROVEMENTS THEREON

22803 BANNEKER BLVD. A/R/T/A 22803 PAUL DUNBAR AVE. AQUASCO, MD 20608

Under a power of sale contained in a certain Deed of Trust dated August 13, 2009 and recorded in Liber 30890, Folio 481 among the Land Records of Prince George's Co., MD, with an original principal balance of \$245,700.00 and an original interest rate of 5.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 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 described as Tax ID #08-0844233, Tax ID #08-0844241 and Tax ID #08-0843268 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 shall not be entitled to any surplus proceeds resulting from sa

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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<u>117482</u>

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8409 BOUNDARY LA. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated February 28, 2006 and recorded in Liber 24667, Folio 6 among the Land Records of Prince George's Co., MD, with an original principal balance of \$279,900.00 and an original interest rate of 3.5% 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

JUNE 2, 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 \$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 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 prior to the sale. In any 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 agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by

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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(5-14,5-21,5-28)

(5-14,5-21,5-28)

THE PRINCE GEORGE'S POST

117481

CALL 301.627.0900

email brendapgp@gmail.com

NOTICE

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

vs.

Estate of Randall S Hankins Defendant

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

CIVIL NO. CAEF 14-20284

ORDERED, this 4th day of May, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 11322 Cherryhill Road, Condo 304, Beltsville, Maryland 20705 mentioned in these proceed-ings, 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 4th day of June, 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 4th day of June, 2015, next.

The report states the amount of sale to be \$35,380.43. SYDNEY J. HARRISON

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

(5-14,5-21,5-28) <u>117515</u>

NOTICE

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

Estate of Billy Richard Goins 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 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 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

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

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's.

The owner(s) of said vehicle(s) have right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at anytime within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner(s) right of title and interest in the vehicle and is consent of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: 06-04-2015

Please contact the Revenue Authority of Prince George's County at: 301-772-2060.

CHARLEY'S CRANE SERVICES 8613 OLD ARDMORE RD LANDOVER MD 20785 301-773-7670

2000 MERCURY MOUNTAINEER VA WTG3651 4M2DU76E1YUJ35780 (5-14)

117653

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

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

AMENDED

LEGALS

v.

ORDER OF PUBLICATION BEOR FUND 1, LLC

Plaintiff

v.

IAN FAIRMAN

CITY OF BOWIE

and

and

PRINCE GEORGE'S COUNTY

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

Property Address: 2811 Farris Ln, Bowie, MD 20715 Account Number: 07 0708438 Description: 18,263.0000 Sq. Ft. & Imps. Foxhill at Belair, Lot 23 Blk 115 Assmt: \$274,500.00

Liber/Folio: 31517/489 Assessed To: Fairman, Miyoko & Ian

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

CAE 14-35745

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

Property Address: 2811 Farris Ln, Bowie, MD 20715 Account Number: 07 0708438 Description: 18,263.0000 Sq. Ft. & Imps. Foxhill at Belair, Lot 23 Blk

115 Assmt: \$274,500.00 Liber/Folio: 31517/489

Assessed To: Fairman, Miyoko & Ian

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 7th day of May, 2015, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

the insertion of a copy of this Order in the Prince George's Post, a news-paper having circulation in Prince George's County, once a week for three successive weeks on or before the 29th day of May, 2015, warning all persons interested in the said properties to be and appear in this Court by the 7th day of July, 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

NOTICE

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-35726

Notice is hereby given this 6th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property men-

tioned in these proceedings and de-scribed as 14521 Owings Avenue, Brandywine, MD 20613, made and

reported by the Substitute Trustee, will be RATIFIED AND CON-

FIRMED, unless cause to the con-

trary thereof be shown on or before the 8th day of June, 2015, provided a copy of this NOTICE be inserted

in some newspaper printed in said County, once in each of three succes-

sive weeks before the 8th day of

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

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852

(5-14,5-21,5-28)

Substitute Trustees

Defendant(s)

True Copy—Test: Sydney J. Harrison, Clerk

Carrie M. Ward, et al.

ABDUL F. ADEGBUYI

PAMELA Y. ADEGBUYI

3302 Tinkers Branch Way Fort Washington, MD 20744

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-09580

Notice is hereby given this 11th day of May, 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 3302 Tinkers Branch Way, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be chown on or before the 11th day of

shown on or before the 11th day of

June, 2015, provided a copy of this NOTICE be inserted in some news-

paper printed in said County, once

in each of three successive weeks before the 11th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$334,900.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Md.

June, 2015.

\$344,000.00.

117562

Carrie M. Ward, et al.

CHARLES D. WILSON

14521 Owings Avenue Brandywine, MD 20613

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Rockville, MD 20852

ITALO GUTIERREZ 6708 Patterson Street

day of June, 2015.

\$153*,*000.00.

Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 117626

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative 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 dece dent died before October 1, 1992, nine months from the date of dece-

NOTICE

LEGALS

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

Substitute Trustees, Plaintiffs

JASPER STATON 4712 67th Avenue Hyattsville, MD 20784 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29406

Notice is hereby given this 11th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4712 67th Avenue, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 11th day of June, 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 11th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$140,500.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>117627</u> (5-14,5-21,5-28)

> Alfred J. Szczerbicki 28 Allegheny Ave., Suite 500 Towson, MD 21204 410-337-8068

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF STERLING V HOUSE SR

Notice is given that Alfred J. Szczerbicki, whose address is 28 Allegheny Ave., Suite 500, Towson, MD 21204, was on April 16, 2015 ap-pointed personal representative of the small estate of Sterling V House Sr, who died on April 7, 2014, with-out a will. out 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 claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(2) Thirty days after the personal representative mails or otherwise

ALFRED J. SZCZERBICKI

Personal Representative

REGISTER OF WILLS FOR

IN THE MATTER OF:

FOR THE CHANGE OF

NAME TO: Delicia Guardia Aleluya

Arturo Macias Guardia

Arturo Macias

Delicia Guardia De Macias

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20772

NOTICE

Estate No. 98868

(5-14)

CERETA A. LEE

P.o. Box 1729

<u>117618</u>

Substitute Trustees, Plaintiffs

Defendant(s)

NOTICE Carrie M. Ward, et al.

6003 Executive Blvd., Suite 101

Substitute Trustees Plaintiffs

Riverdale, MD 20737 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-20142

Notice is hereby given this 11th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6708 Patterson Street, 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 11th day of June, 2015, pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 11th

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

SYDNEY J. HARRISON Clerk of the Circuit Court for (5-14,5-21,5-28)

SMALL ESTATE

NOTICE TO UNKNOWN HEIRS

Plaintiffs IN THE ESTATE OF LOUISE WILKES MONTAGUE

Notice is given that Stephen F Wilkes whose address is 6201 Kirby Road, Clinton, MD 20735, was on May 7, 2015 appointed personal representative of the small estate of Louise Wilkes Montague who died on January 5, 2001 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 represen-tative or the attorney.

within 30 days after the date of pubof this Notice.

5918 ADDISON ROAD CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Oluleke J. Ekisola, dated April 9, 2009 and recorded in Liber 30550, Folio 223 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$220,924.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on JUNE 2, 2015 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$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 pur-chaser without adjustment.Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs inci-dent to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward

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

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

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

(5-14,5-21,5-28)

encumbrances

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

True Copy—Test: Sydney J. Harrison, Clerk <u>117545</u> (5-14,5-21,5-28)

NOTICE

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

> Substitute Trustees Plaintiffs

CHRISTIANA O. AKINSETE 8467 Snowden Oaks Place Laurel, MD 20708

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-32187

Notice is hereby given this 6th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8467 Snowden Oaks Place, Laurel, MD 20708, made and reported by the Substitute Trustee, RATIFIED AND CONbe FIRMED, unless cause to the contrary thereof be shown on or before the 8th day of June, 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 8th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$285,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 117560 (5-14,5-21,5-28)

NOTICE

IN THE MATTER OF: **Bancroft Ivor Robinson**

FOR THE CHANGE OF NAME TO: Ivor Bancroft Robinson

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

Case No. CAE 15-12943

A Petition has been filed to change the name of Bancroft Ivor Robinson to Ivor Bancroft Robinson.

The latest day by which an objection to the Petition may be filed is June 8, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 117622 (5-14)

(5-14.5-21.5-28)

NOTICE IN THE MATTER OF:

Clarisse Kaman

Sydney J. Harrison, Clerk

True Copy—Test:

117625

FOR THE CHANGE OF NAME TO: **Clarisse Beth**

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

Case No. CAE 15-11582 A Petition has been filed to change the name of Clarisse Kaman to

Clarisse Beth. The latest day by which an objection to the Petition may be filed is June 8, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 117619 (5-14)

NOTICE

IN THE MATTER OF: Maxy Ivette Colon Mateo FOR THE CHANGE OF

NAME TO: Ivette Zwernemann

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

Case No. CAE 15-13674

A Petition has been filed to change the name of Maxy Ivette Colon Mateo to Ivette Zwernemann. The latest day by which an objection to the Petition may be filed is

June 8, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 117624 (5-14)

NOTICE

IN THE MATTER OF: Virginia Erica Attakumah-Daley

FOR THE CHANGE OF NAME TO: Virginia Erica Emefa Attakumah

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

Case No. CAE 15-12957

A Petition has been filed to change the name of Virginia Erica At-takumah-Daley to Virginia Erica Emefa Attakumah.

The latest day by which an objec-tion to the Petition may be filed is June 8, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 117623 (5-14) dent's death; or

(2) Thirty days after the personal delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that representative mails or otherwise delivers to the creditor a copy of this published notice or other written the claim will be barred unless the notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within thirty days from the mailing or creditor presents the claims within other delivery of the notice. thirty days from the mailing or Any claim not presented or filed

other delivery of the notice. within that time, or any extension provided by law, is unenforceable Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter. thereafter.

STEPHEN F WILKES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 59087 117617 (5-14)

NOTICE

IN THE MATTER OF: Briana Nicole Hernandez Mejia

FOR THE CHANGE OF NAME TO: Briana Elizabeth Mejia

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

Case No. CAE 15-12224

A Petition has been filed to change the name of (Minor Child) Briana Nicole Hernandez Mejia to Briana Elizabeth Mejia.

The latest day by which an objection to the Petition may be filed is June 8, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland (5-14)

<u>117620</u>

A Petition has been filed to change the name of Delicia Guardia De Ma-cias to Delicia Guardia Aleluya and Arturo Macias to Arturo Macias Guardia The latest day by which an objection to the Petition may be filed is

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 15-12774

June 8, 2015. Sydney J. Harrison

Clerk of the Circuit Court for Prince George's County, Maryland 117621 (5-14)

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

117537

LEGALS

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

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

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

MARY CRANFORD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729

UPPER MARLBORO,	NID 20772
	Estate No. 99708

<u>117495</u>	(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 he office of the Register of Wills or by contacting the personal representative or the attorney.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of October, 2015.

Any person having a claim against the decedent must present the claim to the undersigned per-sonal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the

decedent's death, except if the dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or (2) Two months after the personal

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

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

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)

ORDER OF PUBLICATION

Tax Certificate Consultants, Inc. c/o James F. Truitt, Jr.

Shanida Blades

Shanida Blades

Systems, Inc.

EquiFirst Corporation

20 East Timonium Road, Suite 106 Timonium, Maryland 21093

Home Title Group, LLC, Trustee

Home Title Group, LLC, Trustee

Mortgage Electronic Registration

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

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 per-sonal representative of the estate of Planchic Pitte, who diad on May 20 Blanchie Pitts, who died on May 29, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 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 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 ob-tained 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)

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

Telecopier 301-424-0124 SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as

10819 Phillips Drive, Upper Marlboro, MD 20772-4623

By virtue of the power and authority contained in a Deed of Trust from EDGAR TOLEDO and ELDA M. GARCIA AKA ELDA M. GARCIA-SANDOVAL, dated October 26, 2006 and recorded in Liber 27162 at Folio 329 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MAY 29, 2015 AT 3:00 P.M.

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

LOT NUMBERED NINE (9), IN BLOCK NUMBERED FIVE (5) IN THE SUBDIVISION KNOWN AS "SECTION TWO, HOLLAWAY ES-TATES" AS PER PLAT THEREOF DULY RECORDED IN PLAT BOOK WWW 57 AT PLAT NO 84 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

THE IMPROVEMENTS THEREON BEING KNOWN AS 10819 PHILLIPS DRIVE, UPPER MARLBORO, MD 20772

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

TERMS OF SALE: A deposit of \$14,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.75% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

AUCTIONEERS

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 05/29/2015. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#7631B

2005 BOSTON WHALER 18FT MD#3397 BU HULL#BWCE0601K405 TOP NOTCH MARINE SVC 2204 ROMANCAOKE RD STEVENSVILLE

LOT#7592B 1979 BOSTON WHALER MD#2977 AM HULL#BWC1926BM79H O.C. SPECIALIZED SERVICES LLC 4265 B CAMP KAUFMANN RD HUNTINGTOWN

LOT#7610, 2003 NISSAN SENTRA VIN#3N1AB51D23L718401 LA FAMILIA AUTO & TIRES 5816 RITCHIE HWY **BROOKLYN PARK**

LOT#7612, 2001 JEEP CHEROKEE VIN#1J4GW48S71C519597 LAFAMILIA AUTO & TIRE 5816 RITCHIE HWY **BROOKLYN PARK**

LOT#7613, 2003 LANDROVER DISCOVERY VIN#SALTW16413A794946 LAFAMILIA AUTO & TIRES 5816 RITCHIE HWY **BROOKLYN PARK**

LOT#7619, 1998 TOYOTA ТАСОМА VIN#4TANL42N0WZ098492 LAFAMILIA AUTO & TIRES 5816 RITCHIE HWY **BROOKLYN PARK**

LOT#7629, 1990 DODGE DAKOTA VIN#1B7GL26XXLS636407 DOWNTOWN AAMCO 1100 S. HANOVER ST BALTIMORE

LOT#7633, 1999 FREIGHTLINER FL 70 VIN#1FV3HFAA8XHA49255 THOMPSON TOWING 248 CUMBERLAND ST CLEAR SPRINGS

ORDER OF PUBLICATION

LEGALS

Plaintiff

MICHELLE BUTLER P.O. Box 892 College Park, MD 20741-0892

Plaintiff

117540

vs.

Allen F. Scruggs, Trustee 2709 Player Ave. Sierra Vista AZ 85650

Francis Scruggs, Jr. 1709 Camino Rancho Sierra Vista AZ 85

and

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 24th day of October, 2015.

Any person having a claim against the decedent must present the claim to the undersigned per-sonal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the

decedent's death, except if the dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or (2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this published notice or other writthe 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 Pe-tition 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, Court-room 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.

(5-7, 5-14)

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

117494

3450 TOLEDO TERRACE, UNIT 110 and

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

and

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 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 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 30th day of June, 2015, and redeem the property 3450 Toledo Terrace, Unit 110, Hy-attsville, MD 20782 and answer the complaint or thereafter a final judg-ment will be entered foreclosing all ment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

	HARRISON rcuit Court for County, Maryland
True Copy—Test: Sydney J. Harriso 117454	n, Clerk (5-7,5-14,5-21)

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, DE-VISEES, AND PERSONAL REPRE-SENTATIVES 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 prop-erty, 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 circu-lation in Prince George's County, Maryland, once a work for three (2) 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 Com-plaint 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)

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

(5-14,5-21,5-28)

LEGALS

IN THE MATTER OF: Fatmata Mansaray

FOR THE CHANGE OF NAME TO: Fatimus Cummings

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

NOTICE

Case No. CAE 15-08175

A Petition has been filed to change the name of Fatmata Mansaray to Fatimus Cummings.

The latest day by which an object tion to the Petition may be filed is June 1, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 117567 (5-14)

NOTICE

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

Substitute Trustees, Plaintiffs 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 prop erty 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 be-fore 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) LOT#7634, 1973 FORD F-250 VIN#F25YRR07629 THOMPSON TOWING 248 CUMBERLAND ST CLEAR SPRINGS

LOT#7636, 2006 HONDA CBR1000

RR VIN#JH2SC57076M200367 LEE GRAY CYCLE SOLUTIONS 619 HAMPTON PARK BLVD #A CAPITOL HEIGHTS

LOT#7640, 1967 DODGE CORONET VIN#WH23G71198746 AGE TO AGE AUTOMOTIVE 8625 LEONARDTOWN RD HUGHSVILLE

LOT#7644, 2003 FORD CROWN

VIC VIN#2FAHP71W53X157996 STAR VALLEY INC DBA AAMCO TRANS 7596 ANNAPOLIS RD LANHAM

LOT#7646, 2205 FORD FREESTAR VIN#2FMZA50625BA35467 DRIVELINE AUTO & BODY 7903 BRANCH AVE CLINTON

LOT#7647, 1995 OLDSMOBILE EIGHTY EIGHT VIN#1G3HN52K0S4822104 D & G AUTO REPAIR LLC 7615- N RICKENBACKER DR GAITHERSBURG

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

<u>117654</u>

The Prince George's Post

(5-14,5-21)

Serving Prince George's County 301.627.0900

Substitute Trustees Plaintiffs 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 Av-enue, Fort Washington, MD 20744, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contract thereof he chown on or 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 (5-7.5-14.5-21)117440

the name of Manon Aubrey Beaudre to Misko Beaudrie. The latest day by which an objection to the Petition may be filed is June 1, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland <u>117566</u> (5-14)

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 15-08174

A Petition has been filed to change

IN THE MATTER OF:

Manon Aubrey Beaudre

FOR THE CHANGE OF

NAME TO:

Misko Beaudrie

NOTICE

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

v.

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

14659 LONDON LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated September 11, 2006 and recorded in Liber 26103, Folio 245 among the Land Records of Prince George's Co., MD, with an original principal balance of \$259,900.00 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 19, 2015 AT 11:05 AM

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

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

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

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

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

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

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

2724 WOODLAKE RD. BOWIE, MD 20721

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

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.

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

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

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

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

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

LEGALS

(5-7,5-14,5-21) <u>117393</u>

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

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

117300

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

<u>117392</u>

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

LEGALS

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12403 ROUND TREE LA. BOWIE, MD 20715

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 11:08 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

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

> > **LEGALS**

(301) 961-6555

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

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

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.

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

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

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

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

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

<u>117394</u>

(5-7,5-14,5-21) <u>117395</u>

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

33 JOYCETON TERR. UPPER MARLBORO, MD 20774

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 4.5000% 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 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.

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

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

To Subscribe

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

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 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 11:11 AM

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

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

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

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

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

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

<u>117396</u>

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



CALL 301.627.0900

email brendapgp@gmail.com

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RALPH EDWARD CARRINGTON**

Notice is given that Brenda Mae Carrington whose address is 7112 Greenvale Pkwy., P.O. Box 2704, Landover Hills, MD 20784, was on May 4, 2015 appointed personal representative of the small estate of Ralph Edward Carrington, who died on March 15, 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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

BRENDA MAE CARRINGTON Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.o. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 99773
<u>117542</u> (5-14)

Danielle M. Cruttenden, Esquire McNamee, Hosea, Jernigan, Kim, Greenan & Lynch, P.A. 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 MARGARET JANE RIVEST

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Special Entertainment Permit pursuant to Section 6-201 of Article 2B of the Annotated Code of Maryland:

t/a Pro Street Shop Cafe Class B, Beer, Wine and Liquor Pro Street Shop, LLC 4230 Forbes Blvd. Lanham, Maryland 20706

A Public Hearing will be held on:

June 3, 2015 7:00 p.m. 9200 Basil Court Room 410 Largo, Maryland 20774

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS (Liquor Control Board)

Attest: Diane M. Bryant Administrative Assistant April 24, 2015

<u>117518</u> (5-14,5-21)

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE

COMMISSIONERS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Growler Permit pursuant to Article 2B of the Annotated Code of Maryland:

t/a The Walrus Oyster & Ale House Class B (BLX), Beer, Wine and

Liquor 152 Waterfront Street Oxon Hill, Maryland 20745

A Public Hearing will be held on:

June 3, 2015 7:00 p.m. 9200 Basil Court Room 410 Largo, Maryland 20774

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980

BOARD OF LICENSE COMMISSIONERS (Liquor Control Board)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

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 per-sonal 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 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

IDA REBECCA FIAL Personal Representative

Cereta A. Lee	
Register Of Wills For	
RINCE GEORGE'S COUNTY	
P.o. Box 1729	
JPPER MARLBORO, MD 20772	

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

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 (Duval 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

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 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 20th day of October, 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-tained 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 represen-tative of the estate of Rosalind Harrison, who died on March 21, 2015 without a will.

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

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

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

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

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

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

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

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

Lulseged Arega and Yordanos K. Araia

vs

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 prop-erty 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 succes-

sive weeks before the 25th day of

May, 2015, next. The report states the amount of sale to be \$75,000.00.

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

LEGAL NOTICE

CITY OF BOWIE, MD

Ordinance O-8-15 – Amending Chapter 3, "Amusements, Carni-vals, Fairs or Similar Uses," Section

3-10, "Duration of Permit", the Bowie City Code, to Adjust the Ex-isting Restriction on the Number of

Permits that may be Issued Annu-ally to a Single User and Generally

Relating to Amusements, Carnivals,

PASSED by the Council of the City

of Bowie, Maryland at a Regular Meeting on May 4th, 2015.

NOTICE

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

(5-14)

Plaintiffs

True Copy—Test: Sydney J. Harrison, Clerk

117366

or Fairs

<u>117534</u>

(4-30,5-7,5-14) <u>117295</u>

PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 99653

JAMES JONES

CERETA A. LEE REGISTER OF WILLS FOR

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

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney. All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 20th day of October,

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that James Jones, whose address is 519 Love St., Sumter, SC 29150 was on April 20,

2015 appointed personal represen-tative of the estate of Delores Marie

Jones, who died on September 10,

Further information can be ob-

IN THE ESTATE OF

2013 without a will.

DELORES MARIE JONES

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

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

other delivery of the notice. A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable

thereafter. Claim forms may be ob-

tained from the Register of Wills.

Personal Representative

Notice is given that Pamela J. Koday whose address is 3748 Colliers Drive, Edgewater, MD 21037, was on May 4, 2015 appointed per-sonal representative of the small es-tate of Margaret Jane Rivest who died on March 11, 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 represen-tative or the attorney.

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file 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 dece-dent'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.

PAMELA J. KODAY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 99656

117543 (5-14)

NOTICE

IN THE MATTER OF: Abenet Arficheo

FOR THE CHANGE OF NAME TO: Abby Yosef

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

Case No. CAE 15-10788

A Petition has been filed to change the name of Abenet Arficheo to Abby Yosef.

The latest day by which an objection to the Petition may be filed is June 1, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland (5-14) 117573

Attest: Diane M. Bryant Administrative Assistant May 4, 2015

117538	(5-14, 5-21)

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

IN RE ADOPTION/GUARDIANSHIP OF JA'MERE M.

Adoption No. CAA14-23861

NOTICE BY PUBLICATION TO NATURAL FATHER

To: John Doe **Relationship: Natural Father**

You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Maryland, case number CAA14-23861. All persons who believe themselves to be parents of a male child born on May 2, 2010 in Forsyth County, North Carolina, to Audrey Rochelle Moody, natural mother, date of birth October 10, 1983 and John Doe, putative father, 1983 and John Doe, putative father, shall file a written response. A copy of the Show cause Order may be ob-tained from the Adoption Clerk's Office at 14735 Main Street, Room D1022, Upper Marlboro, Maryland 20772, Telephone number: 301-952-5206. If you do not file a written ob-jection by June 15, 2015 you will jection by June 15, 2015 you will have agreed to the permanent loss of your parental rights to this child.

<u>117539</u> (5-14)

NOTICE IN THE MATTER OF: **Oliver Henry Pedroza**

Zoe' Wednesday Pedroza

FOR THE CHANGE OF NAME TO: Oliver Henry Acero Zoe' Wednesday Acero

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

Case No. CAE 15-09861

A Petition has been filed to change the name of (Minor Children) Oliver Henry Pedroza to Oliver Henry Acero and Zoe' Wednesday Pedroza to Zoe' Wednesday Acero

The latest day by which an objection to the Petition may be filed is June 1, 2015.

Sydney J. Harriso Clerk of the Circuit Co	n
Clerk of the Circuit Co	urt for
Prince George's County, N	
117572	(5-14)

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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser.¹ If Sub. Trustees are unable to convey either insurable or mar-ketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117405

NOTICE

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

Case No. CAE 15-10793

the name of Roan Tibung to Roan Angela Monzon.

tion to the Petition may be filed is June 1, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 117574 (5-14)

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 dece dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable hereafter. 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 (4-30,5-7,5-14) 117329

CHRISTOPHER L. HAMLIN LEAH V. LERMAN, Substitute Trustees

vs.

GEORGE D. SAUNDERS 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, Mary-land 20707, made and reported by Christopher L. Hamlin and Leah V. Lerman, Substitute Trustees, be rat-ified 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, Mary-land, 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

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

Maryland, that the sale of the prop-Maryland, that the sale of the prop-erty at 6305 Hil Mar Dr, Unit 1, Dis-trict 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 4th day be shown on or before the 4th day of June, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three succes-sive weeks before the 4th day of June, 2015, next.

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

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

117509 (5-14, 5-21, 5-28)

NOTICE

Defendant

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

vs.

Bonita Grier

Defendant

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND CIVIL NO. CAEF 15-00794 ORDERED, this 4th day of May, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY,

SYDNEY J. HARRISON

IN THE MATTER OF: **Roan Tibung** FOR THE CHANGE OF NAME TO:

Roan Angela Monzon

A Petition has been filed to change

The latest day by which an objec-

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 117575

NOTICE IN THE MATTER OF: Achidi Nchah Nina

FOR THE CHANGE OF NAME TO: Nina Nchah Achidi

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

Case No. CAE 15-10935

A Petition has been filed to change the name of Achidi Nchah Nina to Nina Nchah Achidi. The latest day by which an objec-

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

tion to the Petition may be filed is June 1, 2015.

(5-14)

117386

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

117376

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 Subcriticita Tructors, if the property is purchased by an ontify other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other when the abatement of events are not an used basis to the output 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

(5-7,5-14,5-21) 117526 (5-14,5-21,5-28)

LEGALS

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

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

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1913 BILLINGS AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated June 15,

LEGALS

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

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

1816 ALLENDALE PLACE HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Muriel Walker-Flakes and Leith Walker, dated October 22, 2008, and recorded in Liber 30123 at folio 235 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JUNE 2, 2015

AT 9:01 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and asdistrict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-30527</u>)

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

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13104 RHAME DR FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February record iber Prince George's Co., MD, with an original principal balance of \$396,800.00 and an original interest rate of 7.60000% 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

FRONT FOOT BENEFIT

SUBJECT TO THE WATER & SEWER CHARGES IN THE AMOUNT OF \$500 per lot due on January 1st of each year for 27 years

10016 ERION COURT BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Cynthia L. Anderson, dated November 28, 2008, and recorded in Liber 30215 at folio 112 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JUNE 2, 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 \$50,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees if the property is purchased by an entity other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis to the extent 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 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 adviser activity to the substitute Trustees. 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 # 2012-26265)

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

117525

(5-14,5-21,5-28)

2006 and recorded in Liber 27141, Folio 87 among the Land Re George's Co., MD, with an original principal balance of \$85,000.00 and an original interest rate of 6.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 2015 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$10,000 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. 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 are other taxes or charges of pays any govern recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole If any such event, this sale shall be that and void, and the furthaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from caid resole over if such curplus 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 in-surable 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

117458

JUNE 2, 2015 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity, as a condition to mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property we said defaulted purchaser. If Sub Trustees are unable to convey either inby said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable 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

(5-14,5-21,5-28)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7952 RIGGS RD. HYATTSVILLE, MD 20783

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

MAY 19, 2015 AT 11:15 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit No. 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.

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remay file a motion to resell the property. If Purchaser defaults under these than or equity, shall be the return of the deposit without interest.

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated September 9, 2008 and recorded in Liber 30019, Folio 31 among the Land Records of Prince George's Co., MD, with an original principal balance of \$192,065.00 and an original interest rate of 3.5000% 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 27, 2015 AT 11:18 AM

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

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

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

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

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

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

<u>117403</u>

<u>(5-7,5-14,5-21)</u> <u>117302</u>

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6501 60TH AVE. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007 and recorded in Liber 27327, Folio 491 among the Land Records of Prince George's Co., MD, with an original principal balance of \$375,000.00 and an original interest rate of 9.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 19, 2015 AT 11:07 AM

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

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

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

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

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

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

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

117308

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

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1319 CHRISTOPHER LA. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated September 2, 2005 and recorded in Liber 24840, Folio 386 among the Land Records of Prince George's Co., MD, with an original principal balance of \$432,000.00 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 19, 2015 AT 11:09 AM

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

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

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

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5014 BRIMFIELD DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated September 1, 2005 and recorded in Liber 23884, Folio 12 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$334,169.06 and an original interest rate of 4.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 19, 2015 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or 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 BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7704 HANOVER PKWY., UNIT #31 A/RT/A UNIT #31 T-3 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated December 1, 1988 and recorded in Liber 7175, Folio 189 among the Land Records of Prince George's Co., MD, with an original principal balance of \$54,000.00 and an original interest rate of 10.5000% 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 11:12 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 thirty-one (31) in a Horizontal Property Regime known as "Greenbriar Condominium Phase 1" and more fully described in the aforesaid Deed of Trust.

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

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

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

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

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

(4-30,5-7,5-14) 117304

(4-30,5-7,5-14) 117305

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

117303

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

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

11818 TREGIOVO PLACE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Solomon Assefa aka Assefa Solomon and Konjit Solomon, dated March 30, 2007, and recorded in Liber 28163 at folio 102 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

JUNE 2, 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 \$84,000.00 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 overt settle. will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-41980</u>)

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

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

By virtue of the power and authority contained in a Deed
Yolonda Mckenzie, dated December 26, 2008, and recorded i
at folio 275 among the Land Records of PRINCE GEORGE
Maryland upon default and request for sale, the undersign
Trustees will offer for sale at public auction at the front of the

JUNE 2, 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 \$10,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes ground rent water rent and all other ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of reale. The purchaser shall be responsible for the parent of the ground rent association dues, in any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-610114</u>)

LEGALS

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

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

5406 RIVERDALE ROAD RIVERDALE, MARYLAND 20737

By virtue of the power and authority contained in a Deed of Trust from The Estate of Daphne M Jackson and Seward A Dawson, dated May 23, 1996, and recorded in Liber 10873 at folio 032 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JUNE 2, 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 \$8,000.00 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 fitteen days of ratification the demostric will be forfaited and the prop within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of reada. The purchaser shall be responsible for the purchaser from the date of reada. association dues, if any, stan 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 chall have no further chain acquires the Substitute Trustees. Pur 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 # 2011-16564)

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

(5-14,5-21,5-28)

117530

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

117528

(5-14,5-21,5-28)

117529

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**

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

LEGALS

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

(5-14, 5-21, 5-28)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

> 1409 ARAGONA BLVD. FORT WASHINGTON, MD 20744

14909 DOWNEY CT. **BOWIE, MD 20721**

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

LEGALS

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

2764 IVERSON STREET UNIT #77 TEMPLE HILLS, MARYLAND 20748

of Trust from in Liber 30296 E'S COUNTY, ed 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 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 affect-ing the same, if any, and with no warranty of any kind.

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

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

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

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

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

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

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

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

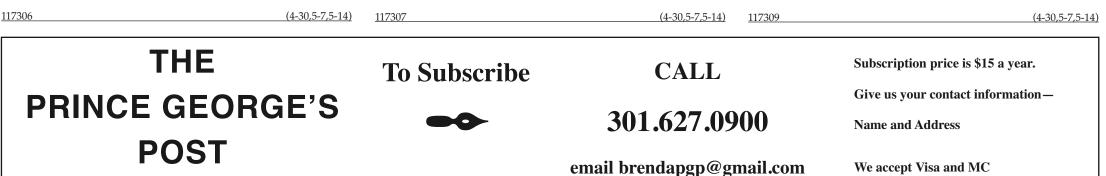
ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

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

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

Substitute Trustees

COMING SALES



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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

16406 EDGEPARK COURT BOWIE, MARYLAND 20716

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

MAY 26, 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 \$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 assessication 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 on on effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>201</u>

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

117388

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

27 CREE DRIVE OXON HILL, MD 20745

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.

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

4313 DARIO RD. UPPER MARLBORO, MD 20772

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

MAY 19, 2015 AT 11:33 AM

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

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

Terms of Sale: A deposit of \$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 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 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 daposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees the any 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

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

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

117325

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

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

<u>117398</u>

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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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% detault 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 is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resel the property. If Purchaser defaults under t

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

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

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LEGALS

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.

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

Terms of Sale: A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

<u>117372</u>

9613 ROSE VIEW CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated February 16, 2007 and recorded in Liber 27796, Folio 264 among the Land Records of Prince George's Co., MD, with an original principal balance of \$345,800.00 and an original interest rate of 6.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 19, 2015 AT 11:34 AM

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

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

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

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

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(4-30,5-7,5-14) 117459

(5-14,5-21,5-28)

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

<u>117326</u>

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

12612 QUOTING POET CT. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated September 14, 2006 and recorded in Liber 26025, Folio 559 among the Land Records of Prince George's Co., MD, with an original principal balance of \$447,200.00 and an original interest rate of 3.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 2015 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$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 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 ten days of ratification, subject to order of court, purchaser shall not be entitled to any surplus proceeds re

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7030 PALAMAR TERR. LANHAM, 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 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 fully described in the aforesaid Deed of Trust.

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

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

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

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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 Princ George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

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

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

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

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

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

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

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

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

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

117312

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

Terms of Sale: A deposit of \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole If any such events are said by the formulated work, and 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.

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

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

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

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

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

<u>117319</u>

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

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

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

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

(4-30,5-7,5-14) <u>117315</u> (4-30,5-7,5-14)

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

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the prop-erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

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

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

LEGALS

NOTICE TO CONTRACTORS

117316

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

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" con-

dition and subject to conditions, restrictions and agreements of record affect-

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 Decol of Trust Note from

the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser.

Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorded in a other taxes or the parent of the purchaser.

recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser

is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-

ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole

remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the prop-erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even

if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or mar-ketable title, or if ratification of the sale is denied by the Circuit Court for

any reason, the Purchaser's sole remedy, at law or equity, is the return of the

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

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

Substitute Trustees

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

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

<u>117318</u>

deposit without interest.

117317

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

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

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

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

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

(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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

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

1. Sealed Pro posals, addressed to the Prince George's County Depart ment of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Mary-land 20774, for Fee-In-Lieu Cut and Patch at Various Locations, Contract Number 912-H (D), will be received until June 12, 2015, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on May 18, 2015, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

<u>QUANTITY</u>	<u>UNIT</u>	DESCRIPTION
500	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
200	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
25,000	SY	Full Depth Patching
5,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
200	SY	Residential and Commercial Driveway Entrances
5,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
5,000	LF	5 Inch White Thermoplastic Pavement Marking
500	LF	Remove and Replace Concrete Curb and Gutter
1,500	SF	Remove and Replace Concrete Sidewalk
500	SF	Remove and Replace Concrete Handicap Access Ramp

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating provided with the spectrations, signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "FEE-IN-LIEU CUT AND PATCH AT VARIOUS LOCATIONS, Contract No. 912-H (D)."

4. A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on May 29, 2015, at 10:00 AM local prevailing time, at the Depart-ment of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

5. This project requires 40% MBE subcontracting.

<u>117541</u>

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing but not limited to determination of whether the homerous metror direct ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or mar-ketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

<u>117320</u> (5-7, 5-14, 5-21)

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

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

<u>117397</u>

(5-14,5-21,5-28)

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

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

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

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. Trus

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

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

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

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

117322

BWW LAW GROUP, LLC

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

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 pult transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser; sis of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to reself the property. If Purchaser defaults under these thas are condition of the sale is denied by those 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

410-828-4838

LEGALS

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

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

LEGALS

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

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

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 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 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 fle a motion to resell the property. If Purchaser defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale ev

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

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

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

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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 to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or metropolitan district charges the adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser from the date of sale. The purchaser shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-17057</u>)

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

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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 on on effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees.

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

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 limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for othe adder of sale remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Purchaser shall be responsible for othe adder of the deposit to the purchaser. The purchaser shall be responsible for othe adder of sole remedy in law o

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

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

<u>117286</u>

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

117288

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

The Prince George's Post

McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

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. 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners 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 Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-39575</u>)

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

117289

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

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

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

<u>117291</u>

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

LEGALS

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

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

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 annum from date of sale to the date the funds are received in the onice of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and asdistrict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43687)

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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the 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)

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

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.

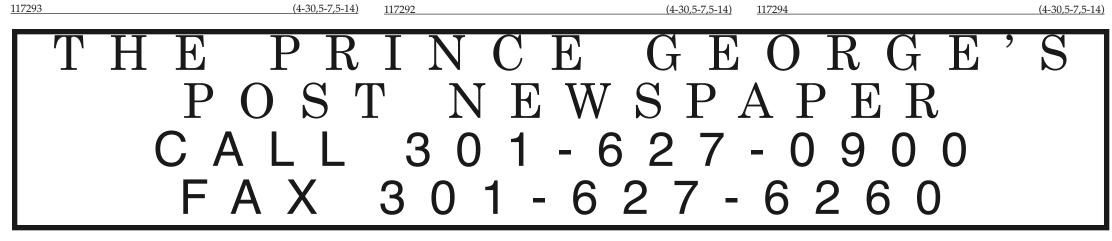
The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

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 dis-cretion, for \$27,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fiften (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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners assothereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Purc 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

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

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



V.

NOTICE

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

v.

Substitute Trustees, Plaintiffs

JOSE M. ORTIZ 6004 Queens Chapel Road Hyattsville, MD 20782 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-37638

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 6004 Queens Chapel Road, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of June, 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 4th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$167,038.84

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>117499</u> (5-14,5-21,5-28)

NOTICE

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

> Substitute Trustees, Plaintiffs

FRANK BOLDEN 12602 Thrush Place Upper Marlboro, MD 20772 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-00366

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 12602 Thrush Place, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 4th day of June, 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 4th day

of June, 2015. The report states the purchase price at the Foreclosure sale to be \$161,595.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>117500</u> (5-14,5-21,5-28)

NOTICE

WILLIAM R. JOHNSON JR. AKA

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

Case No. CAEF 14-13625

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, Maryland,

that the sale of the property men-tioned in these proceedings and de-scribed as 16201 Summer Dream

Court, Brandywine, MD 20613, made and reported by the Substi-tute Trustee, will be RATIFIED

AND CONFIRMED, unless cause to

the contrary thereof be shown on or before the 4th day of June, 2015, pro-

vided a copy of this NOTICE be in-

serted in some newspaper printed in said County, once in each of three

successive weeks before the 4th day

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

of June, 2015.

\$360,000.00.

WILLIAM RÓBERT JOHNSON,

16201 Summer Dream Court

Substitute Trustees, Plaintiffs

Defendant(s)

v.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Carrie M. Ward, et al.

ELLA MCDOWELL

Brandywine, MD 20613

NOTICE

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

Substitute Trustees, Plaintiffs

Defendant(s)

v.

EBERECHUKWU U. ANYIKWA EBERECHUKWU A. ANYIKWA 5404 85th Avenue, Unit # T-3 Hyattsville ARTA New Carrollton, MD 20784

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-34441

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 5404 85th Avenue, Unit # T-3, Hyattsville ARTA, New Carrollton, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 4th day of June, 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 4th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$135,884.53.

YDNEY I. HARRISON

NOTICE

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

Substitute Trustees, Plaintiffs MARTHA E. BONILLA

CLARA I. BONILLA 13102 Ivy Drive Beltsville, MD 20705

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-00695

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property men-tioned in these proceedings and de-scribed as 13102 Ivy Drive, Beltsville, MD 20705, made and re-ported by the Substitute Trutteported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 4th day of June, 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 4th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$307,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 117501 (5-14,5-21,5-28)

NOTICE

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

> Substitute Trustees Plaintiffs

JAMES M. HARMAN 3306 Huntley Square Drive, Unit # 3306 T-1 arta 3306 Huntley Square Drive, T-1 Temple Hills, MD 20748-6248

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-20842

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 3306 Huntley Square Drive, Unit # 3306 T-1, arta 3306 Huntley Square Drive, T-1, Temple Hills, MD 20748-6248, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 4th day of June, 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 4th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$26,577.67.

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

(5-14,5-21,5-28)

NOTICE

RICARDO A. WILKINSON DEIDRE J. WILKINSON

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

Case No. CAEF 14-35826

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, Maryland,

that the sale of the property mentioned in these proceedings and de-scribed as 6419 Gwinnett Lane,

Bowie, MD 20720, made and re-

ported by the Substitute Trustee, will be RATIFIED AND CON-

FIRMED, unless cause to the con-

trary thereof be shown on or before

the 4th day of June, 2015, provided

a copy of this NOTICE be inserted

in some newspaper printed in said

County, once in each of three succes-

sive weeks before the 4th day of

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

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Md.

True Copy—Test: Sydney J. Harrison, Clerk

June, 2015.

\$346.500.00.

<u>117502</u>

Rockville, MD 20852

6419 Gwinnett Lane

Bowie, MD 20720

LEGALS

V.

Carrie M. Ward, et al.

Plaintiffs

Defendant(s)

Substitute Trustees

6003 Executive Blvd., Suite 101

CONNIE K. MORRIS 12300 Hillmeade Station Drive Bowie, MD 20720

George's County, Maryland Case No. CAEF 14-34439

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 12300 Hillmeade Station Drive, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 4th day of June, 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 4th day of June, 2015.

(5-14,5-21,5-28)

NOTICE

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

> Substitute Trustees Plaintiffs

PILAR ELIZABETH ALIDO MELISA UMALY-BALANON MANUEL ROCA ALIDO AKA MANUEL ROCO ALIDO, AKA MANUEL ROCAL ALIDO 7604 Cardinal Lane Fort Washington, MD 20744 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-00861

Notice is hereby given this 6th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property men tioned in these proceedings and de-scribed as 7604 Cardinal Lane, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONwill be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 8th day of June, 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 8th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$131,750.00.

NOTICE

LEGALS

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

> Substitute Trustees, Plaintiffs

SALEMATOU BANGOURA 10747 Kitchener Court

Bowie, MD 20721 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-20292

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10747 Kitchener Court, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 4th day of June, 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 4th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$426*.*587.58.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 117505 (5-14,5-21,5-28)

NOTICE

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

v.

Substitute Trustees, Plaintiffs

MICHAEL OWUSU VIVIAN D. ADU 4525 37th Street Brentwood, MD 20722 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-20143

Notice is hereby given this 7th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 4525 37th Street, Brentwood, MD 20722, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 8th day of June, 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 8th day of June, 2015. The report states the purchase

price at the Foreclosure sale to be \$148,750.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for

v. Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29441

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 2520 Easton Street, Temple Hills, ARTA Camp Springs, MD 20748, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of June, 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 4th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$114,000.00.

SYDNEY I. HARRISON

NOTICE

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

> Substitute Trustees Plaintiffs

Defendant(s)

In the Circuit Court for Prince

The report states the purchase price at the Foreclosure sale to be \$377,704.17.

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

117504

NOTICE Carrie M. Ward, et al.

(5-14,5-21,5-28)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees, Plaintiffs

EARL PRESTON HICKERSON ZEMORIA FRIEND HICKERSON 2520 Easton Street Temple Hills, ARTA Camp Springs, MD 20748 Defendant(s)

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>117503</u> (5-14,5-21,5-28)

NOTICE

Substitute Trustees,

Plaintiffs

Defendant(s)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

DENISE L. LENKIEWICZ

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-25570

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for

Prince George's County, Maryland, that the sale of the property men-

tioned in these proceedings and de-scribed as 5083 Temple Hill Road, Temple Hills, MD 20748, made and

reported by the Substitute Trustee,

FIRMED, unless cause to the con-

trary thereof be shown on or before

the 4th day of June, 2015, provided a copy of this NOTICE be inserted

in some newspaper printed in said

County, once in each of three succes

sive weeks before the 4th day of

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

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

June, 2015.

\$154,727.00.

117516

True Copy—Test: Sydney J. Harrison, Clerk

RATIFIED AND CON-

5083 Temple Hill Road

Temple Hills, MD 20748

Carrie M. Ward, et al.

v.

DNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>117506</u> (5-14,5-21,5-28)

NOTICE

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

Substitute Trustees Plaintiffs HENOCK WOGDERSE 4404 Natahala Drive Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-36524

Notice is hereby given this 6th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property men-tioned in these proceedings and de-scribed as 4404 Natahala Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 8th day of June, 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 8th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$224,900.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>117551</u> (5-14,5-21,5-28)

NOTICE

True Copy—Test: Sydney J. Harrison, Clerk

117507

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

Substitute Trustees Plaintiffs EDWARD J. WILSON 1109 Carrington Avenue Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-00046

Notice is hereby given this 6th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 1109 Carrington 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 8th day of June, 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 8th day of June, 2015.

The report states the purchase rice at the Foreclosure sale to be \$131,500.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>11755</u>2 (5-14,5-21,5-28)

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>117517</u> (5-14,5-21,5-28)

NOTICE

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

v.

Substitute Trustees Plaintiffs PATRICIA C. WILLIS 4415 Lyons Street Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-04066

Notice is hereby given this 6th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 4415 Lyons Street, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 8th day of June, 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 8th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$120,000.00.

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

<u>117553</u> (5-14,5-21,5-28)

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (5-14, 5-21, 5-28)117555

NOTICE

In the Circuit Court for Prince

George's County, Maryland

Case No. CAEF 14-32309

Notice is hereby given this 6th day of May, 2015 by the Circuit Court for

Prince George's County, Maryland,

that the sale of the property men-

tioned in these proceedings and de-scribed as 43 A Street, Laurel, MD

20707, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless

cause to the contrary thereof be shown on or before the 8th day of

June, 2015, provided a copy of this

NOTICE be inserted in some news-

paper printed in said County, once

in each of three successive weeks

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

SYDNEY J. HARRISON

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

(5-14,5-21,5-28)

True Copy—Test: Sydney J. Harrison, Clerk

before the 8th day of June, 2015.

\$185,060.00.

117554

Substitute Trustees,

Plaintiffs

Defendant(s)

v.

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

Rockville, MD 20852

DAVID STEIN

Laurel, MD 20707

43 A Street

v.

Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 117550 (5-14,5-21,5-28)

NOTICE

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

> Substitute Trustees, Plaintiffs

LAKIESHA N. ALSTON 1030 Philip Powers Drive Laurel, MD 20707

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-34437

Notice is hereby given this 6th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property men-tioned in these proceedings and de-scribed as 1030 Philip Powers Drive, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 8th day of June, 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 8th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$86,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (5-14,5-21,5-28) 117557

NOTICE

(5-14,5-21,5-28)

IN THE MATTER OF: Isaac Moses Esene

FOR THE CHANGE OF NAME TO: **Isaac Eromosele Moses**

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

Case No. CAE 15-11551

A Petition has been filed to change the name of Isaac Moses Esene to saac Eromosele Moses.

The latest day by which an objection to the Petition may be filed is June 1, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 117576 (5-14)

NOTICE

IN THE MATTER OF: Richard Benjamin Zelman

FOR THE CHANGE OF NAME TO: **Richard Benjamin Haase**

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

Case No. CAE 15-11907

A Petition has been filed to change the name of Richard Benjamin Zelman to Richard Benjamin Haase.

The latest day by which an objection to the Petition may be filed is June 1, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 117577 (5-14)

NOTICE

IN THE MATTER OF: **Guixiang Song**

FOR THE CHANGE OF NAME TO: Michelle Song Henry

In the Circuit Court for Prince George's County, Maryland Case No. CAE 15-11989

A Petition has been filed to change

the name of Guixiang Song to Michelle Song Henry.

The latest day by which an objection to the Petition may be filed is June 1, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 117578

(5-14)

ADVERTISE!

In The Prince George's Post

CALL 301-627-0900



LEGALS

v.

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 men tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 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 be-fore 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 <u>117349</u> (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 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 con-trary 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 be-fore 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 (4-30,5-7,5-14) <u>117350</u>

NOTICE

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

Sharon M. Grayson Kelsey, Personal Representative for the Es-tate 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 be-

fore 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 <u>117351</u> (4-30,5-7,5-14)

NOTICE

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

Michael A. Pray, Jr. Michael A. Liay, J.: Ivette D. Pray 11607 North Star Drive Fort Washington, MD 20744 Defe 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 men tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 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 be-fore 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 (4-30,5-7,5-14) <u>117352</u>

NOTICE

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

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

v.

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 men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 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 be-fore 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 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs v.

Daryl A. Hill Robyna S. Mever 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 be-

fore 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 <u>117429</u> (5-7,5-14,5-21)

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. 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 men-

NOTICE

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

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.

LEGALS

v.

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

Substitute Trustees Plaintiffs

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

v.

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 Av-enue, Capitol Heights, MD 20743, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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.

NOTICE

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

Substitute Trustees, Plaintiffs 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 prop-erty mentioned in these proceedings and described as 2414 West Rose-Oxon Hill Mr 20745, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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

NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Plaintiffs

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

NOTICE

LEGALS

V.

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

> Substitute Trustees, Plaintiffs

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, pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of May, 2015.

Carrie M. Ward, et al.

Substitute Trustees

KIMBERLY L. LINTON

tioned in thes 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. H	
Clerk of the Cire	cuit Court for
Prince George's	County, Md.
True Copy—Test:	
True Copy—Test: Sydney J. Harrison	, Clerk
117432	(5-7,5-14,5-21)

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 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 (4-30,5-7,5-14) <u>117341</u>

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 (4-30,5-7,5-14) 117342

Clintor 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 <u>11735</u>3 (4-30,5-7,5-14) 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 <u>117363</u> (4-30,5-7,5-14)

LEGALS

LEGALS

NOTICE

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

> Substitute Trustees, Plaintiffs

v. BEVERLY E. PALMER TRACIA. 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 CON-FIRMED, unless cause to the con-trary 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

DELMI O. MARQUEZ CRISTOBAL SORTO 1828 Metzerott 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 Metzerott Road, Unit #101, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of 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)

NOTICE

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

> Substitute Trustees, Plaintiffs

ROY SCOTT ALEXANDER 12712 Keswick Lane Bowie, MD 20715

v.

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 proprety mentioned in the sale of the prop-erty mentioned in these proceedings and described as 12712 Keswick Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CON-EIDMED unlear sense to the FIRMED, unless cause to the con-trary 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,

v

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 prop-erty 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, pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of 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)

NOTICE

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

> Substitute Trustees Plaintiffs

LEGALS

v.

TORRANCE LEWIS MYRA LEWIS 9704 Frank Tippett 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 Tippett Road, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of 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

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 prop-erty 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 CON-FIRMED, unless cause to the con-trary 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)

NOTICE

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

Leroy E. Hazzard, Jr. Defendant

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

CIVIL NO. CAEF 14-36658

ORDERED, this 6th day of May, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4901 Harcourt Road 5, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of June, 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

8th day of June, 2015, next. The report states the amount of sale to be \$161,500.00.

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

(5-14,5-21,5-28) 117546

NOTICE

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

Case No. CAE 15-09549

the name of Patrick Bempah Jr to

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

Sydney J. Harrison Clerk of the Circuit Court for

Prince George's County, Maryland

A Petition has been filed to change

IN THE MATTER OF:

FOR THE CHANGE OF

Patrick Bempah Jr

NAME TO:

Patrick Gibson

Patrick Gibson.

June 1, 2015.

117568

NOTICE

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

Richard E Dephillip

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

CIVIL NO. CAEF 13-28821

ORDERED, this 6th day of May, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 224 Manning Road East, Ac-cokeek, Maryland 20607 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of June, 2015 next, provided a copy of this Notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 8th day of June, 2015, next. The report states the amount of sale to be \$176,300.00.

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

<u>117547</u> (5-14,5-21,5-28)

NOTICE

LEGALS

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

VS.

Estate Of Gloria T Burnett Defendant

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

CIVIL NO. CAEF 15-00403

ORDERED, this 6th day of May, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the propat 10200 Sea Pines Drive, Mitchellville, Maryland 20721 men-tioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of June, 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 8th day of June, 2015, next.

The report states the amount of sale to be \$227,068.32.

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

117548 (5-14,5-21,5-28)

NOTICE

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

Plaintiffs vs.

Chantel Upshur Myles Defendant

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

CIVIL NO. CAE 13-15828

Maryland, that the sale of the prop-erty at 7609 Lotus Court, 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 8th day of June, 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 8th day of June, 2015, next.

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

NOTICE

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

> Substitute Trustees, Plaintiffs

LEGALS

JOSE ARNALDO DIAZ AKA JOSE ARNOLDO DIAZ 8304 15th Avenue Hyattsville, MD 20783 Defendant(s)

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-25608

Notice is hereby given this 11th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8304 15th Avenue, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 11th day of June, 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 11th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$216,200.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 117628 (5-14,5-21,5-28)

NOTICE

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

Substitute Trustees, Plaintiffs

BRYAN I. MITCHELL 2833 Forest Run Drive, Unit # 2833A District Heights, MD 20747 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-20844

Notice is hereby given this 12th day of May, 2015 by the Circuit Court for Prince George's County, Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 2833 Forest Run Drive, Unit # 2833A, District Heights, MD 20747, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the conwill be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 12th day of June, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three succes-sive weeks before the 12th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$333.098.82

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 117629 (5-14,5-21,5-28)

IN THE MATTER OF:

LEGALS

FOR THE CHANGE OF NAME TO:

In the Circuit Court for

Nadia Abla Ahligo.

The latest day by which an objection to the Petition may be filed is June 1, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland <u>117569</u> (5-14)

NOTICE

IN THE MATTER OF: LaRonda Necole Smith

FOR THE CHANGE OF NAME TO: LaRonda Necole Hunter

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

Case No. CAE 15-09811

A Petition has been filed to change the name of LaRonda Necole Smith to LaRonda Necole Hunter.

The latest day by which an objection to the Petition may be filed is June 1, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 117570 (5-14)

NOTICE

IN THE MATTER OF: Michael Girard Prophet-Wilson FOR THE CHANGE OF

NAME TO: Michael Girard Prophet

In the Circuit Court for Prince George's County, Maryland Case No. CAE 15-09814

A Petition has been filed to change the name of Michael Girard Prophet-Wilson to Michael Girard Prophet.

The latest day by which an objec-tion to the Petition may be filed is June 1, 2015.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland <u>117571</u> (5-14)

LEGALS

THE PRINCE

GEORGE'S

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

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

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

LEGALS

(5-14)

NOTICE

Nadia Abla Aziadjipe

Nadia Abla Ahligo

Prince George's County, Maryland Case No. CAE 15-09834

A Petition has been filed to change the name of Nadia Abla Aziadjipe to

LEGALS

ORDERED, this 7th day of May, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY,

(5-14,5-21,5-28)

True Copy—Test: Sydney J. Harrison, Clerk

<u>117549</u>

The report states the amount of sale to be \$141,900.00.

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, Mary-land, 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 sched-uled, 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$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 pur-chaser without adjustment.Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs inci-dent to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

117282

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

7402 ROANNE DRIVE OXON HILL, MD 20745

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

Under a power of sale contained in a certain Deed of Trust from Rene Gamez and Mabel Gamez, dated January 3, 2007 and recorded in Liber 31266, Folio 369 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$272,000.00, and an original interest rate of 7.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 2, 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 pur-chase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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> (5-14, 5-21, 5-28)117520

2908 ACCOKEEK ROAD W ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Lour-des M. Ortiz, dated September 26, 2007 and recorded in Liber 29354, Folio 578 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$373,000.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 2, 2015 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of 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 pur-chaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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(5-14, 5-21, 5-28)

117519 (4-30,5-7,5-14)

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs SEAN E. CURRY LASHAUN D. CURRY

14505 Kathleen Court Brandywine, MD 20613 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-36662

Notice is hereby given this 6th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 14505 Kathleen Court, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 8th day of June, 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 8th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$314,100.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 117558 (5-14,5-21,5-28)

NOTICE

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

Substitute Trustees, Plaintiffs

PAUL C. RICE 4930 Wealding Way Oxon Hill, MD 20745 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-34303

Notice is hereby given this 6th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 4930 Wealding Way, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 8th day of June, 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 8th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$137,600.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (5-14,5-21,5-28) 117559

NOTICE

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

Substitute Trustees, Plaintiffs LOLITA JONES AKA

LOLITA JONE 2824 Crestwick Place District Heights, MD 20747 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29220

Notice is hereby given this 6th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property menthat the sale of the property men-tioned in these proceedings and de-scribed as 2824 Crestwick Place, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-form the 8th day of lung 2015, profore the 8th day of June, 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 8th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$161,500.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 117561 (5-14,5-21,5-28)

NOTICE

LEGALS

v.

Carrie M. Ward, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees Plaintiffs

JOSE M. ORTIZ, JR. 10108 Campus Way South, Unit #304-3C Upper Marlboro, MD 20774 Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-34140 Notice is hereby given this 6th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 10108 Campus Way South, Unit #304-3C Upper Marlboro, MD 20774, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 8th day of June, 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 8th day of June, 2015. The report states the purchase

price at the Foreclosure sale to be \$45,580.00. SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

<u>117563</u> (5-14,5-21,5-28)



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

Substitute Trustees Plaintiffs

JACKIE W. COOPER, JR. JOYCE E. COOPER 4403 John Street Suitland, MD 20746 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-24902

Notice is hereby given this 5th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 4403 John Street, Suitland, MD 20746, made and rewill be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 5th day of June, 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 5th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$295,267.75.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>117564</u> (5-14,5-21,5-28)

NOTICE

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

> Substitute Trustees, Plaintiffs

JAMES M. MINEAR, JR. TAMARA LEE MINEAR 8914 56th Avenue Berwyn Heights, MD 20740 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-34172

Notice is hereby given this 7th day of May, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 8914 56th Avenue, Berwyn Heights, MD 20740, 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 8th day of June, 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 8th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$195,500.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 117565 (5-14, 5-21, 5-28)



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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY** 2308 DELANO LANI

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

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** 3103 ROSE VALLEY DRIVE

DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Elizabeth A. Graney, dated April 24, 2006 and recorded in Liber 25045, Folio 021, and re-recorded at Liber 32212, Folio 026 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 2, 2015 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

117521

610 59TH AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Valerie A. Peters, dated February 19, 2008 and recorded in Liber 29126, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$123,900.00, and an original interest rate of 5.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 2, 2015 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

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

> (5-14,5-21,5-28) 117523

FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Audrey M. Coleman and Vivian L. Coleman, dated November 9, 2006 and recorded in Liber 26822, Folio 050 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$223,000.00, and an original interest rate of 6.000%, 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 JUNE 2, 2015 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$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 foreclo-sure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

(5-14,5-21,5-28)

(5-14,5-21,5-28) 117522

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

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

10304 BUNCH BERRY LANE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Gregory Alan Drennan and Julie A Drennan, dated April 30, 2004, and recorded in Liber 21543 at folio 129 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JUNE 2, 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 \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% 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 overt settle. will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-34487</u>)

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

117533

(5-14,5-21,5-28)

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

11808 SYLVIA DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated February 5, 2008 and recorded in Liber 29378, Folio 557 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$319,339.26 and an original interest rate of 5.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 2015 AT 11:31 AM

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted 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 re-turn 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

117483

(5-14,5-21,5-28)

117579

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

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

LEGALS

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

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

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

3613 EASTERN AVENUE

LEGALS

NOTICE TO

CIVIL/STRUCTURAL ENGINEERING FIRMS

HORIZONTAL ENGINEERING SERVICES

Prince George's County, Maryland, requires the services of multi-disciplined engineering firms to perform the following types of services relative to transportation and drainage improvement projects.

ARCHITECTURAL AND ENGINEERING (A/E) DESIGN SERVICES CONSTRUCTION MANAGEMENT (CM) SERVICES TRANSPORTATION PLANNING

The range of services to be provided include civil/structural engineering, traffic engineering, transportation planning, landscape architecture, right of way acquisition services, geo-technical engineering, professional survey, construction inspection and management, community outreach, environmental studies, legal assistance and supplemental services.

Initial Contracts will be for two (2) years and may be extended for up to three (3) additional one (1) year periods by mutual consent of the par-ties and subject to availability of County funds. Each initial Contract will have a \$6,000,000.00 cap and individual Task Orders will have a maximum \$750,000.00 fee ceiling. It is anticipated that multiple awards will be made to provide the requested services.

Interested firms are invited to obtain a copy of Request for Proposals No. S16-001 for "Horizontal Engineering Services Contract for Architectural and Engineering (A/E) Design Services, Construction Manage-ment (CM) Services, Transportation Planning." The Request for Proposals will contain a resume of required services and guidelines by Proposals will contain a resume of required services and guidelines by which separate technical and fee proposals can be prepared and sub-mitted. The Request for Proposals will not be mailed but must be picked up by interested firms at 9400 Peppercorn Place, Suite 310, Largo, Mary-land 20774, and which are available for review on May 18, 2015. A non-refundable fee of Fifty Dollars (\$50.00) by check made payable to Prince George's County is required. Additional information may be obtained by contacting Elizabeth F. Miller, Chief, Engineering Division, at 301-883-5642, Monday through Friday, 8:30 AM to 4:30 PM. A pre-proposal conference will be held on June 4, 2015, at 2:00 PM, at 1801 McCormick Drive, Room 140, Largo, Maryland 20774. The submission of technical and fee proposals is required by July 10, 2015, 4:00 PM, at which time this invitation will expire.

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

> > (5-14,5-21,5-28)

FAX 301-627-6260 **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**

2805 MOORES PLAINS BOULEVARD UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Bolanle Cole, dated January 31, 2008 and recorded in Liber 29634, Folio 459 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$387,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 2, 2015 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$49,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

Under a power of sale contained in a certain Deed of Trust from Clara V. Voss, Catherine Voss, and Thomas Voss, dated June 15, 2007 and recorded in Liber 28436, Folio 185 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$170,000.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 2, 2015 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the pur-chase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

> (5-14, 5-21, 5-28)117536

3101 REINER COURT TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Ansonia S Fletcher, dated June 15, 2007 and recorded in Liber 28180, Folio 280 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,596.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 2, 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 \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the pur-chase 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 inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-grade of the surplus from any regula of the property. If the Substiceeds 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

> > (5-14.5-21.5-28)

(5-14,5-21,5-28) 117535

117524



Fax (301) 627-6260

* * * * *

Your Newspaper 0† Legal Record

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 prop-erty 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 succes-sive 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

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 prop-

rety mentioned in the safe of the prop-erty mentioned in these proceedings and described as 12501 Caswell Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trans thereof he charm on ar before

trary 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 succes-

sive weeks before the 27th day of

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

SYDNEY J. HARRISON

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

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

True Copy—Test: Sydney J. Harrison, Clerk

May, 2015.

\$184,202.46

117361

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Carrie M. Ward, et al.

GRACE ELLEN BUSSE

12501 Caswell Lane

Bowie, MD 20715

v.

Plaintiffs

Defendant(s)

NOTICE

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

vs. Elisa D Brown

Defendant IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 14-23316

ORDERED, this 21st day of April, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7408 Grange Hall Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 \$202,816.33.

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

117344 (4-30,5-7,5-14)

NOTICE

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

Elizabeth Funches Core Defendant

vs

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 prop-erty 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 pub-lished 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

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

Substitute Trustees

vs.

Peter A Borlo

LEGALS

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

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAEF 14-32380

ORDERED, this 21st day of April, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-erty at 4707 Cardinal Avenue,

Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Laura H. G. O'Sul-

livan, et al., Substitute Trustees, be

ratified and confirmed, unless cause to the contrary thereof be shown on

or before the 21st 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 21st day of May, 2015, next.

Prince George's County, Md.

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

True Copy—Test: Sydney J. Harrison, Clerk

117346

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

Plaintiffs

Defendant

Substitute Trustees Plaintiffs vs.

NOTICE

LEGALS

NOTICE

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

CIVIL NO. CAEF 14-13592

2015 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-

erty at 6201 Runnymeade Avenue, Clinton, Maryland 20735 mentioned

in these proceedings, made and re-ported by Laura H. G. O'Sullivan, et

al., Substitute Trustees, be ratified

and confirmed, unless cause to the contrary thereof be shown on or be-fore the 21st 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 21st day of May, 2015, next.

The report states the amount of sale to be \$175,915.49.

SYDNEY J. HARRISON

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

True Copy—Test: Sydney J. Harrison, Clerk

ORDERED, this 21st day of April,

Plaintiffs

Defendants

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

Michael A. Saunders and

Latonia K. Saunders

Substitute Trustees

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 men-tioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 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.

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

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

vs.

Dorqui Reynoso

117348

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

CIVIL NO. CAEF 13-02240

ORDERED, this 4th day of May, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5414 Riverdale Road, Riverdale, Maryland 20737 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 4th day of June, 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 4th day of June, 2015, next. The report states the amount of sale to be \$142,424.16.

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

<u>117513</u> (5-14,5-21,5-28)

Substitute Trustees,

v. LARRY CAINE DEIRDRE CAINE 1904 Border Drive

Defendant(s)

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 prop-erty mentioned in these proceedings and described as 1904 Border Drive, Fort Washington, MD 20744, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>117368</u>

NOTICE

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

> Substitute Trustees, Plaintiffs

Fort Washington, MD 20744

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

price at the Foreclosure sale to be 311,963.37.

(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 propmarlboro, Maryland 20774 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 25th 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

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

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

Otis Chandler and Brenda D Chandler

Defendants IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 15-00799

ORDERED, this 4th day of May, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 5734 Joan Lane, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of June, 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 4th day of June, 2015, next.

The report states the amount of sale to be \$154,800.00.

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

117508 (5-14,5-21,5-28)

The report states the amount of sale to be \$257,000.00. SYDNEY J. HARRISON Clerk of the Circuit Court for

True Copy—Test: Sydney J. Harrison, Clerk

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

NOTICE

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

vs. Christine J. Spencer

Defendant

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

CIVIL NO. CAEF 15-00793

ORDERED, this 4th day of May, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 204 Hill Road, Hyattsville, Maryland 20785 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and con-firmed, unless cause to the contrary thereof be shown on or before the 4th day of June, 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 4th day of June, 2015, next. The report states the amount of sale to be \$126,000.00.

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

(5-14,5-21,5-28)

True Copy—Test: Sydney J. Harrison, Clerk

117510

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.

James E. Davis 9252 Cherry Lane #13 Laurel, MD 20708 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-00816

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and re-ported, will be ratified and con-firmed, unless cause to the contrary thereof be shown on or before the 4th day of June, 2015, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks be-

fore the 4th day of June, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$103,600.00. The property sold herein is known as 9252 Cherry Lane #13, Laurel, MD 20708.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 117496 (5-14,5-21,5-28)

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

Joseph M. Lopez Marina Lopez 4213 Taunton Drive Beltsville, MD 20705

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-31450

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and re-ported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of June, 2015, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in

Frince George's County, once in each of three successive weeks be-fore the 4th day of June, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$267,750.00. The property sold herein is known as 4213 Taunton Drive, Beltsville, MD 20705.

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

True Copy—Test: Sydney J. Harrison, Clerk 117497 (5-14,5-21,5-28)

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

Alis Adiahoe 13006 Salford Terrace Upper Marlboro, MD 20772 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-00074

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

fore the 4th day of June, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$175,800.00. The property sold herein is known as 13006 Salford Terrace, 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

(5-14,5-21,5-28)

<u>117498</u>

NOTICE

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

Plaintiffs

Lorraine Thomas, Personal Representative for the Es-tate of James E. Jones 14040 New Acadia Lane, Unit 305 Upper Marlboro, MD 20774 Defendant

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-36695

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

fore the 4th day of June, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$178,000.00. The property sold herein is known as 14040 New Aca-dia Lane, Unit 305, 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

<u>117511</u> (5-14,5-21,5-28) NOTICE

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

Hewitt S. Giddings, a/k/a Hewitt Simeon Giddings Cynthia Giddings Hugh Giddings a/k/a Hugh Stephen Giddings 7845 Michele Drive Hyattsville, MD 20785 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-36668

Notice is hereby given this 4th day of May, 2015 by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and re-ported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of June, 2015, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in

rince George's County, once in each of three successive weeks be-fore the 4th day of June, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$137,600.00. The property sold herein is known as 7845 Michele Drive, Hyattsville, MD 20785.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (5-14,5-21,5-28) 117512

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.

Ashley Carmon, Personal Representative for the Es-tate of Debra J. Carmon 5810 33rd Place Hyattsville, MD 20782 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-31006

Notice is hereby given this 6th day of May, 2015 by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and re-ported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of June, 2015, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks be-fore the 8th day of June, 2015. The Report of Sale states the amount of the foreclosure sale price to be \$148,500.00. The property cold

to be \$148,500.00. The property sold herein is known as 5810 33rd Place, Hyattsville, MD 20782.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (5-14,5-21,5-28) 117544



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 ad-dress 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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further deposit to the purchaser. But purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2009-03802</u>)

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

117377

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

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

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

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

117378

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)

117379

LEGALS

LEGALS

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

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

3602 DIXON ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated June 30, 2006 and recorded in Liber 26466, Folio 261 among the Land Records of Prince George's Co., MD, with an original principal balance of \$166,358.00 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

JUNE 2, 2015 AT 11:09 AM

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

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

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

9712 SHEET CT. CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust dated August 21, 2007 and recorded in Liber 28641, Folio 357 among the Land Records of Prince George's Co., MD, with an original principal balance of \$378,500.00 and an original interest rate of 2.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing ontrance, located on Main St.) on Wing entrance, located on Main St.), on

JUNE 2, 2015 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$44,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted 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 in-surable 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

117460

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

117462

(5-14,5-21,5-28)

THE PRINCE GEORGE'S POST

(5-14,5-21,5-28)

117461

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7002 NIGHTINGALE TERR. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated November 1, 2006 and recorded in Liber 26659, Folio 390 among the Land Records of Prince George's Co., MD, with an original principal balance of \$380,000.00 and an original interest rate of 2.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 2015 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is 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. any repayment agreement, reinstated or paid off the loan prior to the sale. In any 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. 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.

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

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



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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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 ad-dress 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-20780</u>)

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

<u>117380</u>

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

<u>117381</u>

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5418 WOODLAND BLVD. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated April 11, 2006 and recorded in Liber 26224, Folio 407 among the Land Records of Prince George's Co., MD, with an original principal balance of \$286,000.00 and an original interest rate of 7.250% default having occurred under the thread the Coh. The Coh. terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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 un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and asdistrict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-13450</u>)

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

LEGALS

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

LEGALS

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

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

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 settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent sale. The purchaser shall be responsible for the payment of the ground refit escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall have properly for ablight of the property. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42092)

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 22, 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 outprince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 2015 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$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. 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, programmer and the purchaser. recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted 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 in-surable 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

117463

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

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

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

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

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

117401

(5-7,5-14,5-21) <u>117402</u>

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

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

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



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

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

8600 ELM AVENUE **BOWIE, MARYLAND 20715**

By virtue of the power and authority contained in a Deed of Trust from Jill By virtue of the power and authority contained in a Deed of Irust from Jill Lopez and Jose Lopez-Vasquez, dated June 27, 2006, and recorded in Liber 25736 at folio 432 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 26, 2015

AT 9:09 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 6.5% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other whell observe and accompany provide the purchaser in the other water public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-601592</u>)

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

117383

(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**

5009 69TH PLACE HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Katrina L Jones, dated January 24, 2007, and recorded in Liber 27969 at folio 061 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 26, 2015

AT 9:10 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland of the sale 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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent sate: The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-dhager chall be responsible for obtaining purchaser. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-23522</u>)

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

LEGALS

117384

<u>117385</u>

(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

5720 GLADSTONE WAY CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 14, 1995 and recorded in Liber 10030, Folio 626 among the Land Records of rincipal balance o and an original interest rate of 4.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on LEGALS

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

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

10808 RHODENDA PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated September 21, 2005 and recorded in Liber 23495, Folio 287 among the Land Records of Prince George's Co., MD, with an original principal balance of \$287,900.00 and an original interest rate of 2.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

LEGALS

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

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 GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-606764)

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland (5-7,5-14,5-21)

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

9321 HOBART ST. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated April 14, 2008 and recorded in Liber 29810, Folio 166 among the Land Records of Prince George's Co., MD, with an original principal balance of \$368,091.00 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

JUNE 2, 2015 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE DUBCH OF the direct set of course tendered before settlement. 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, mend where the public bard how is not accounted by the public bard. ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing but not limited to determination of whether the hormour entered inteing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole In any 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted 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 inby said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable 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

117464

(5-14,5-21,5-28) <u>117465</u>

JUNE 2, 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 \$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 govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. 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

(5-14,5-21,5-28) 117466

JUNE 2, 2015 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any renumerated are not add of the loan prior to the sale any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. 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

(5-14,5-21,5-28)



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

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 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 such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale e

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

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

117406

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

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. Truste

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

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

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

(5-7,5-14,5-21) 117407

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

<u>117404</u>

LEGALS

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

Rockville, MD 20852

(301) 961-6555

LEGALS

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

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

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

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

LEGALS

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

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

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

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

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

<u>117408</u>

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



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

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

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

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

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CALL 301.627.0900 email brendapgp@gmail.com

117410

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

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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole 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

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

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ORDER OF PUBLICATION Tax Certificate Consultants, Inc.

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

Pricilla Burgess Pricilla Burgess Derrick Burgess Derrick Burgess

v.

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, Lan-ham, MD 20706 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, Greewnbelt 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 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 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 23rd day of June, 2015, and redeem the property 9302 Copernicus Drive, Lanham, MD 20706 and answer the complaint or

20706 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption 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 117339 (4-30,5-7,5-14)

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 prop-erty in the State of Maryland, County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this proceeding:

Property Address: 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 ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-paper having circulation in Prince George's County, once a week for three successive weeks on or before the 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 an-swer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Sydney J. Harrison, Clerk <u>117333</u> (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

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 F1 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 F1 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, Hy-attsville, MD 20782 and answer the complaint or thereafter a final judg-ment 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 fo Prince George's County, Maryland

of a copy of this Order in some newspaper having general circulanewspaper 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 23rd day of June, 2015, and redeem the property 4223 Vine Street, Capitol Heights, MD 20743 and answer the complaint or 20743 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption 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 <u>1173</u>36 (4-30,5-7,5-14)

LEGALS

NOTICE

Carrie M. Ward, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852 Substitute Trustees

Plaintiffs

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 prop erty mentioned in these proceedings and described as 5301 Frazier Terrace, Temple Hills, MD 20748, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of May, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three

day of May, 2015. The report states the purchase price at the Foreclosure sale to be \$147,000.00.

117387

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (4-30,5-7,5-14) 117362

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

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 ad-dress 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 annum from date of sale to the date the runds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any research areas and all other ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-43608</u>)

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

(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

LEGALS

ORDER OF PUBLICATION

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

v.

NATHAN CARTER

and

S.F.C., L.L.C. A/K/A SPRINGFIELD FINAN-CIAL 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

Oswald E. Bodden Oswald E. Bodden

and

known as:

follows:

Condo

Condo

v.

7302 RIGGS ROAD, UNIT 11

Prince George's County, Maryland

(for Maryland Annotated Code 14-

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

7302 Riggs Road, Unit 11, Hy-

attsville, MD 20783, Seventeenth

(17th) Election District, described as

All that lot of land and imps,

1,802.0000 SqFt & Imps. Riggs Hill

In the Circuit Court for

Prince George's County, Maryland IN EQUITY

CAE 15-08597

The object of this proceeding is to

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 7302 Riggs Road, Unit 11, Hy-attsville, MD 20783 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,

1,802.0000 SqFt & Imps. Riggs Hill

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 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 23rd day of June,

2015, and redeem the property 7302 Riggs Road, Unit 11, Hyattsville,

MD 20783 and answer the com-

plaint or thereafter a final judgment

will be entered foreclosing all rights

of redemption in the property, and vesting in the Plaintiff's title, free

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Maryland

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

and clear of all encumbrances.

-Test:

Sydney J. Harrison, Clerk

True Copy-

117340

1836(b)(1)(v) purposes only)

and

Plaintiff

True Copy—Test: Sydney J. Harrison, Clerk <u>117337</u> (4-30,5-7,5-14)

and

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 de-scribed 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 EQUITÝ CAE 15-08563

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 4223 Vine Street, Capitol Heights, MD 20743 in the County of Prince George's, sold by the Collec-tor of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 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, Prince George's County, That notice be given by the insertion

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

707 EAST TANTALLON DRIVE

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 circula-tion 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) 117373

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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9008 SPRING ACRES RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated April 15, 2004 and recorded in Liber 19840, Folio 545 among the Land Records of Prince George's Co., MD, with an original principal balance of \$145,500.00 and an original interest rate of 5.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co. 14735 Main St. Unper Marthora MD 20772 (Duwal for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property w caid defaulted purchaser. If Sub Trustees are upable to convey other in by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable 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 re-turn of the deposit without interest.

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

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

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

LEGALS

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

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

17315 DENT RD. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated March 8, 2005 and recorded in Liber 22838, Folio 335 among the Land Records of Prince George's Co., MD, with an original principal balance of \$165,000.00 and an original interest rate of 5.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 2, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement reinstated or paid off the loan prior to the sale any repayment agreement, reinstated or paid off the loan prior to the sale In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted 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

(5-14,5-21,5-28)

117469

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

6902 MALACHITE PL. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 24, 2007 and recorded in Liber 29007, Folio 338 among the Land Records of Prince George's Co., MD, with an original principal balance of \$230,880.79 and an original interest rate of 3.50% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing ontrance Decard on Main St.) on Wing entrance, located on Main St.), on

JUNE 2, 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 \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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. any repayment agreement, reinstated or paid off the loan prior to the sale. In any 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property we call defaulted purchaser. If Sub Trustees are upable to convey either in by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable 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

117467

(5-14, 5-21, 5-28)

LEGALS

<u>117468</u>

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

LEGALS

(5-14, 5-21, 5-28)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7312 15TH AVE. TAKOMA PARK, MD 20912

Under a power of sale contained in a certain Deed of Trust dated December 27, 2005 and recorded in Liber 24245, Folio 172 among the Land Records of Prince George's Co., MD, with an original principal balance of \$250,000.00 and an original interest rate of 5.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St., on Wing entrance, located on Main St.), on

JUNE 2, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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 additional tunds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governrecordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole In any such event, this sale shall be null and void, and the rurchaser s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted 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

(5-14,5-21,5-28)

<u>117471</u>

117470

AND ANY IMPROVEMENTS THEREON

2755 ZEEK LA. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated January 24, 2007 and recorded in Liber 27181, Folio 251 among the Land Records of Prince George's Co., MD, with an original principal balance of \$273,700.00 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 Wing entrance, located on Main St.), on

JUNE 2, 2015 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIMÉ IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sever charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted 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 in-surable 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

(5-14,5-21,5-28)

<u>117472</u>

AND ANY IMPROVEMENTS THEREON

3806 PATS TERR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 6, 2011 and recorded in Liber 32368, Folio 15 among the Land Records of Prince George's Co., MD, with an original principal balance of \$375,446.00 and an original interest rate of 3.0% 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

JUNE 2, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted 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 in-surable 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

(5-14,5-21,5-28)

e S e e G 0 C 301-627-6260 9 00 301-627-С 0 Χ a a a 11 Τ. d 0 a V

LEGALS

v.

PRINCE GEORGE'S COUNTY GOVERNMENT **BOARD OF LICENSE**

COMMISSIONERS

NOTICE OF PUBLIC

HEARING

Applications for the following al-coholic 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 sched-uled 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 <u>117371</u>

NOTICE

(5-7,5-14)

Defendant(s)

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

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 CON-FIRMED, 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

NOTICE

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

Substitute Trustees, Plaintiffs

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 propretary narray, unat the sale of the prop-erty mentioned in these proceed-ings 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

(4-30, 5-7, 5-14)117364

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 prop-erty mentioned in these proceedings and described as 4305 Lakeview Drive, Temple Hills, MD 20748, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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)

LEGALS

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

Substitute Trustees Plaintiffs

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 CON-FIRMED, 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 Mav. 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 (5-7.5-14.5-21)<u>117425</u>

NOTICE

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

v.

Substitute Trustees, Plaintiffs

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 prop-Analysiand, that the sale of the prop-erty mentioned in these proceedings and described as 5615 Coolidge Street, Capitol Heights, MD 20743, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contempt the source for source or or 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

NOTICE

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

Substitute Trustees Plaintiffs

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 prop-erty mentioned in these proceedings and described as 13110 Claxton Drive, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CON-EIRMED uplose cause to the con-FIRMED, unless cause to the con-trary 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 <u>117426</u> (5-7,5-14,5-21)

NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852 Substitute Trustees,

Plaintiffs

CHARLES TIMOTHY SWARTHOUT EMELY I. SWARTHOUT 5834 East Boniwood Turn Clinton, MD 20735

Carrie M. Ward, et al.

v.

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 prop-erty mentioned in these proceed-ings and described as 5834 East Boniwood Turn, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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

NOTICE

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

> Substitute Trustees Plaintiffs

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 CON-FIRMED, 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

<u>117427</u> (5-7,5-14,5-21)

NOTICE

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

Plaintiffs GEORGE A. HERNANDEZ MIRELIS A.HERNANDEZ 5210 Paducah Road College Park, MD 20740

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-00336

Substitute Trustees,

Defendant(s)

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 5210 Paducah Road, College Park, MD 20740, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 \$138,000.00.

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

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

PRINCE GEORGE'S COUNTY

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

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

Substitute Trustees, Plaintiffs

THOMAS JONES, JR. 3821 Hamilton Street, Unit # 302 Hyattsville, MD 20781 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-00470

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 prop-erty mentioned in these proceedings and described as 3821 Hamilton Street, Unit # 302, Hyattsville, MD 20781, made and reported by the Substitute Trustee, will be RATI-Substitute Trustee, will be RATI-FIED 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 \$36,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 117428 (5-7,5-14,5-21)

NOTICE

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

> Substitute Trustees, Plaintiffs

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 prop-erty mentioned in these proceedings and described as 1800 Drexel Street,

unit #206, Hyattsville, MD 20783, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to

the contrary thereof be shown on or before the 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

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.

day of May, 2015.

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

vs.

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 prop-erty at 6508 Osborn Road, Hy-attsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 succes-sive 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

(5-7,5-14,5-21) <u>117375</u>

NOTICE

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

vs.

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 prop-erty 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 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 pub-lished 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.

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

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

117420

NOTICE

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

vs. 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, PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty 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 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 Plaintiffs vs.

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 prop-erty at 7308 Malden Lane, District Heights, Maryland 20747 men-tioned in these proceedings, made and reported by Laura H. G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed unloss auso 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 pub-lished 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)			

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

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 prop-erty 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 be-fore the 25th 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 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

(5-7,5-14,5-21) 117421

NOTICE

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

vs

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 prop-erty at 8016 Brooklyn Bridge Road, Laurel, Maryland 20707 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th 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 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

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

117422

<i>syuncy j</i> . Humbo	117436	
117435	(5-7, 5-14, 5-21)	11/430
117 100	(07,011,021)	

LEGALS

I William Chase 1190 W Northern Parkway, Suite 124 Baltimore, MD 21210 410-433-4100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAURENCE A WATSON JR

Notice is given that Joshua E. Zukerberg, whose address is 1190 West Northern Pkwy, Suite 124, Bal-timore, MD 21210 was on April 28, 2015 appointed personal represen-tative of the estate of Laurence A Watson Jr, who died on January 4, 2013 without a will.

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. Any person having a claim against

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

(1) Six months from the date of the decedent's death, except if the 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 ob-tained from the Register of Wills.

OSHUA E ZUKERBERG Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772

> Estate No. 97785 (5-7,5-14,5-21)

I William Chase 1190 W Northern Parkway, Suite 124 Baltimore, MD 21210 410-433-4100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SELMA HELEN CLAYMAN

Notice is given that Joshua E. Zukerberg, whose address is 1190 W Northern Pkwy, Suite 124, Balti-more, MD 21210 was on April 28, 2015 2015 appointed personal represen-tative of the estate of Selma Helen Clayman, who died on October 31, 2013 without a will.

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

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

(1) Six months from the date of the decedent's death, except if the 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 ob-tained from the Register of Wills.

JOSHUA E ZUKERBERG Personal Representative

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

117490

Estate No. 98922

(5-7, 5-14, 5-21)117370

GOVERNMENT

True Copy—Test: Sydney J. Harrison, Clerk

117434

Board of License Commissioners (Liquor Control Board) MAY 26, 2015

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Mary-land for the following alcoholic beverage licenses in accordance with the provisions of Article 2B.

TRANSFER

Shi Fan Jiang, President, Mei Jing, Jiang, Member, for a Class B, Beer and Wine License for the use of B.B 365, Inc., t/a Osaka Restaurant, 8855 Greenbelt Road, Greenbelt, 20770 transfer from Osaka Restaurant, Inc., t/a Osaka Restaurant, Yong Mun Kang, President, Kyung Hyun Lee, Secretary/Treasurer.

Brian Seo, President/Secretary, Joseph Kim, Treasurer, for a Class B(BLX), Beer, Wine and Liquor License for the use of YS Enterprises, Inc., t/a Galaxy Sports Bar and Grill, 2031-B University Blvd., Hyattsville, 20783, transfer from YS Enterprises, Inc, t/a Galaxy Sports Bar and Grill, Brian Yong Seo, President, James Chon, Secretary/Treasurer.

NEW

Maria Aguilar, President/Secretary/Treasurer, for a new Class B (BLX), Beer, Wine and Liquor License for the use of Sofia and Gi-celle, Inc, t/a Fast Eddie's, 4801 Allentown Road, Suitland, 20746

Sophie N. Magafan, Assistant Sec-retary, Isidro M. Portillo, Treasurer, Julia O. Marquez, Secretary, for a new Class B, Beer and Wine License for the use of Garcia, Inc., t/a Anthony's New York Pizza & Pasta House, 15480 Annapolis Road, Ste 220, Bowie, 20715

Jan Lynnette Harris, Member-Au-thorized Person, for a new Class B, Beer and Wine License for the use of C Street Café, LLC t/a C Street Café, 24 C Street, Unit 100 & 101, Laurel, 20707.

George Mbeng, Owner, Florence Ndi, Owner, for a new Class B, Beer and Wine License for the use of 5 Sister, LLC., t/a 5 Sisters Restaurant, 12617 Laurel Bowie Road, Laurel, 20708.

A hearing will be held at the 9200 Basil Court, Room 410, Largo, Maryland 20774, **10:00 a.m., Tues**day, May 26, 2015. Additional infor-mation may be obtained by contacting the Board's Office at 301-699-2770

BOARD OF LICENSE COMMISSIONERS

Attest: Diane M. Bryant April 6, 2015 (5-7, 5-14)

CERETA A. LEE

117489



Fax (301) 627-6260

* * * * *

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