

# *The Prince George's Post Newspaper*

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LEGALS

THE CITY OF BOWIE, MARYLAND  
SUMMARY OF BUDGET ORDINANCE O-5-15

The Adopted Budget Ordinance for Fiscal Year July 1, 2015, to June 30, 2016, appropriates moneys on-hand and anticipated revenue for all the diverse funds of the City of Bowie. O-5-15 establishes a real property tax rate of \$.40 per one hundred dollars of assessed value and a personal property tax rate of \$1.00 per one hundred dollars of assessed value. It also establishes:

Special Taxing District 1 - University of Maryland Science and Technology Center Stormwater Management (Melford) - at a rate of \$0.066 per hundred dollars of assessed value for all real property.

Special Taxing District 2 - Bowie Town Center Stormwater Management - at a rate of \$0.011 per hundred dollars of assessed value for all real property.

Special Taxing District 6 – Gateway Stormwater Management - at a rate of \$0.009 per hundred dollars of assessed value for all real property.

Special Taxing District 7 – Pin Oak Stormwater Management - at a rate of \$0.056 per hundred dollars of assessed value for all real property.

Special Taxing District 8 – Elder Oak Stormwater Management - at a rate of \$0.007 per hundred dollars of assessed value for all real property.

Special Taxing District 11 – Collington Stormwater Management - at a rate of \$0.020 per hundred dollars of assessed value for all real property.

General Fund Revenue	\$50,816,400
General Fund Appropriations are:	
City Council	\$ 277,300
City Manager	1,569,700
Human Resources	460,500
Elections and Registration	58,100
Finance	905,100
Information Technology	2,097,800
Legal Services	210,000
Public Information	1,590,500
City Clerk	127,800
Community Services	620,200
Kenhill Center	210,700
Public Buildings and Grounds	754,200
Planning Division	592,100
Economic Development Division	1,120,500
Housing Inspection and Code Compliance	733,400
Emergency Management	260,700
Police Department	10,022,100
Public Works Administrative Division	1,169,000
Equipment Maintenance and Garage Division	929,200
Solid Waste Division	5,068,300
Street Maintenance Division	5,478,900
Storm Water Management Division	441,600
Storm Water Management Division - Special Tax Districts	10,400
Senior Services	1,191,900
Youth Services Bureau	1,017,000
Animal Control Program	297,300
Recreation and Parks	1,167,800
Bowie Playhouse	149,700
Parks and Grounds	3,116,100
Ice Arena	955,700
Historic Properties	704,400
Gymnasium	636,300
Debt Service	1,221,800
Unclassified and Non-departmental	932,300
Transfers	4,718,000
TOTAL APPROPRIATIONS	\$50,816,400
Difference between Revenues and Appropriations	None
Equipment Acquisition & Replacement Fund	
Revenues and Appropriations	\$ 2,791,600
Capital Projects Fund	
Revenues and Appropriations	\$ 8,844,400

The following Water and Sewer Rate structure is effective for water consumption and sewerage service used after July 1, 2015:

Water consumption charge of \$4.25 per 1,000 gallons. Sewerage Surcharge of 143.29 percent of water consumption charge of \$6.09 per 1,000 gallons of water billed. A minimum annual residential fixed charge for Water and Sewer of \$120 for 3/4, 5/8 and 1” meters per residence and a commercial and public authorities annual fixed charge for Water and Sewer based on meter size, from \$480 for 1 1/2” meters, and progressing to \$15,000 for 10” meters.

Ordinance O-05-15 also establishes certain administrative provisions concerning non-payment, late and returned check charges, security advances, meter inspection, initial connection and reconnection services fees, sub-meter installation and new customer account processing fees, which are non-returnable.

Water and Sewer Fund - Revenue	\$ 6,481,800
Water and Sewer Fund – Appropriations are:	
Administrative and General - Billing and Accounting	428,200
Water Supply Division	1,923,900
Wastewater Division	3,075,500
Debt Retirement	380,400
Miscellaneous and Non-Departmental	267,000
Transfers to General Fund	406,800
Total Appropriation	\$ 6,481,800
Difference between Revenues and Appropriations	None

INTRODUCED by the Council of the City of Bowie, Maryland at a Special Meeting, April 13, 2015.

ADOPTED by the Council of the City of Bowie, Maryland at a Regular Meeting, May 18, 2015.

David J. Deutsch City Manager	
117732	(5-28)

COUNTY COUNCIL HEARINGS

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

TUESDAY, JUNE 9, 2015  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

1:30 P.M.

Notice is hereby given that on Tuesday, June 9, 2015, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

**CB-12-2015 - AN ORDINANCE CONCERNING OVERLAY ZONES - USES** for the purpose of amending the Zoning Ordinance to clarify that a Hospital is permitted in the Mixed Use - Transportation Oriented (M-X-T) / Development District Overlay (D-D-O) Zones, notwithstanding any other applicable provision of law or comprehensive plan.

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

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

117760 (5-28,6-4)

LEGALS

MECHANIC’S LIEN  
SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/ vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 5:45 P.M. on 06/12/2015. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#4668, 2000 DODGE STRATUS  
VIN# 1B3EJ56H8YN172743  
VON FRANKLIN, PROPRIETOR  
5898 SHADY SIDE RD  
CHURCHTON

LOT#7649, 2006 MITSUBISHI LANCER  
VIN#JA3AH86C06U045162  
LUXURY MOTORS AUTO REPAIR  
6201 REISTERSTOWN RD  
BALTIMORE

LOT#7650, 2004 FORD ESCAPE  
VIN#1FMYU92184DA20007  
A & G TRUCK & AUTO SERVICES  
408 OLD RITCHIE RD  
CAPITOL HEIGHTS

LOT#7653, 2005 SUZUKI GSXR 1300  
VIN#J1SGW71A852107171  
2 WHEEL PERFORMANCE  
6653 WASHINGTON BLVD  
ELKRIDGE

LOT#7654, 1999 TOYOTA SOLARA  
VIN#2T1CF22P0XC122763  
LESLIE AUTO SERVICE & TOWING  
1601 WEST LAFAYETTE AVE  
BALTIMORE

LOT#7657, 2006 NISSAN 350 Z  
VIN#JN1IAZ34E66M380421  
WILLIAM SIDDONS, PROP  
119 LINDEN AVE  
EDGEWATER

LOT#7659, 2008 MITSUBISHI LANCER  
VIN#JA3AU26U88U016707  
DURAMAX BODY SHOP  
10515 SUMMIT AVE  
KENSINGTON

LOT#7660, 2003 FORD EXPLORER  
VIN#1FMZU74K83UB77078  
STAR VALLY, INC DBA AAMCO TRANSMISSION  
7596 ANNAPOLIS RD  
LANHAM

LOT#7661, 2006 PONTIAC MONTANA  
VIN#1GMDV33L86D138019  
SAVCO AUTO  
1701 E. JOPPA RD  
BALTIMORE

LOT#7662, 2003 FORD EXPLORER  
VIN#1FMDU74K73UC62214  
RAYMOND MONZANO AUTO-MOTIVE  
15450 GEORGIA AVE  
ROCKVILLE

LOT#7664, 2004 FORD EXPLORER  
VIN#1FMZU73K84ZA68898  
CHIP’S REPAIR & TOWING  
7750 SHOCKLEY RD  
SNOW HILL

LOT#7665, 2007 CHEVROLET HHR  
VIN#3GNDA13D97S551833  
AIRPARK TOWING & AUTO REPAIR  
7605 AIRPARK RD UNIT E  
GAITHERSBURG

LOT#7666, 1997 DODGE RAM 2500  
VIN#3B7K3C2326VM568344  
MIKE’S AUTOMOTIVE  
5500 BELAIR RD  
BALTIMORE

LOT#7667, 2005 ACURA TL  
VIN#19UUA66235A082223  
BUTCH’S AUTOBODY & PAINTING, INC  
620 RITCHIE RD  
CAPITOL HEIGHTS

LOT#7668, 2007 DODGE SPRINTER  
VIN#WDXPF445579322626  
BUTCH’S AUTOBODY & PAINTING, INC  
620 RITCHIE RD  
CAPITOL HEIGHTS

LOT#7174T, 1999 LUFKIN TRAILER  
VIN#1L01A5326X1173263  
B&j TRUCK EQUIPMENT REPAIR SERVICES  
601 W. PATAPSCO AVE  
BALTIMORE

LOT#7355T, 1974 AMERICAN STANDARD TRAILER  
VIN#MC571ARAT282391  
CHAUDHRY TOWING CO, INC  
3900 PULASKI HWY  
BALTIMORE

LOT#7403T, 2002 HAULMARK TRAILER

VIN#16HTS101X2P028394  
LOTHIAN SUNCO  
5511 SO. MARYLAND BLVD  
LOTHIAN

LOT#7617T, 1982 OAKBROOK MOBILE HOME  
VIN#08L19695  
WAYSON’S MOBILE COURT  
1368 MARLBORO RD  
LOTHIAN

LOT#7645, 1989 CHRYSLER CONQUEST  
VIN#JJ3CC54N7KZ029838  
CUSTOM MACHINE  
10531 JONES RD #C1B  
JOPPATOWNE

LOT#7609, 2009 VOLKSWAGEN JETTA  
VIN#3VWRA71K59M045245  
OURISMAN VW OF LAUREL  
3371 FT. MEADE RD  
LAUREL

LOT#7622, 2010 PONTIAC G 6  
VIN#1G2ZA5E00A4126688  
FITZGERALD PONTIAC BUICK  
5501 NICHOLSON LANE  
ROCKVILLE

LOT#7658, 2003 LANDROVER RANGE ROVER  
VIN#SALME11453A136349  
NATIONWIDE CAR CARE CENTER  
12316 WILKINS AVE  
ROCKVILLE

LOT#7700, 2003 YAMAHA R 6  
VIN#JYARJ06EX3A008379  
GRD CYCLE  
4420 CRAIN HWY  
WHITE PLAINS

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

117775 (5-28,6-4)

NOTICE

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

Substitute Trustees, Plaintiffs

v.  
Timothy Buddie  
Timothy Buddie, Personal Representative for the Estate of Rochelle Buddie  
4316 Sheldon Avenue  
Temple Hills, MD 20748

Defendants

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 14-36550

Notice is hereby given this 21st 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 reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd 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 before the 22nd day of June, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$145,856.00. The property sold herein is known as 4316 Sheldon Avenue, Temple Hills, MD 20748.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117738 (5-28,6-4,6-11)

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.

Sylvia A. Walker  
Personal Representative for the Estate of Juanita S. Bolden  
13816 Tower Road  
Brandywine, MD 20613

Defendant

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 15-00385

Notice is hereby given this 21st 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 reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd 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 before the 22nd day of June, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$80,424.86. The property sold herein is known as 13816 Tower Road, Brandywine, MD 20613.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117753 (5-28,6-4,6-11)

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.

Todd E. Fields  
Teia McGee  
712 Maury Avenue  
Oxon Hill, MD 20745

Defendants

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 14-31575

Notice is hereby given this 21st 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 reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd 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 before the 22nd day of June, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$63,000.00. The property sold herein is known as 712 Maury Avenue, Oxon Hill, MD 20745.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117739 (5-28,6-4,6-11)

NOTICE

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

Substitute Trustees, Plaintiffs

v.

BLANCA L. CAMPOS-RIVERA  
AKA BLANCA LILIAN CAMPOS  
PEDRO A. MOLINA-SORIANO  
9239 Fowler Lane  
Lanham, MD 20706-2453

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 13-18691

Notice is hereby given this 21st 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 9239 Fowler Lane, Lanham, MD 20706-2453, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of 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 22nd day of June, 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  
117734 (5-28,6-4,6-11)

NOTICE

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

Substitute Trustees, Plaintiffs

v.

MARY JENKINS  
2100 Tiber Drive  
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 13-27362

Notice is hereby given this 21st 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 2100 Tiber Drive, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$217,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117735 (5-28,6-4,6-11)

NOTICE

IN THE MATTER OF:  
Zavien Elias Green

FOR THE CHANGE OF NAME TO:  
Zavien Elias Campbell

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 15-12942

A Petition has been filed to change the name of (Minor Child) Zavien Elias Green to Zavien Elias Campbell.

The latest day by which an objection to the Petition may be filed is June 15, 2015.

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

117756 (5-28)

NOTICE

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

Substitute Trustees, Plaintiffs

v.

MARTIN H. THOMAS  
5542 Karen Elaine Drive, Unit # 1510  
New Carrollton ARTA Hyattsville, MD 20784

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 15-00212

Notice is hereby given this 21st 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 5542 Karen Elaine Drive, Unit # 1510, New Carrollton ARTA Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$131,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117740 (5-28,6-4,6-11)

NOTICE

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

Substitute Trustees, Plaintiffs

v.

CHARLES E. AKERS  
RITA V. AKERS  
12702 Woodmore North Boulevard  
Bowie, MD 20720

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 15-00091

Notice is hereby given this 21st 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 12702 Woodmore North Boulevard, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$1,112,094.73.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117741 (5-28,6-4,6-11)

NOTICE

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

Substitute Trustees, Plaintiffs

v.

SHERETTA ENGLISH  
8307 Laura Lane  
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 15-00207

Notice is hereby given this 21st 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 8307 Laura Lane, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$382,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117742 (5-28,6-4,6-11)

NOTICE

IN THE MATTER OF:  
Aryan Syed Sartaj  
Azaan Sartaj

FOR THE CHANGE OF NAME TO:  
Suleman

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**

**12216 KINGS BROOK ST.  
I/R/T/A 12216 KINGS BROOK  
BOWIE, MD 20716 A/R/T/A 20721**

Under a power of sale contained in a certain Deed of Trust dated November 26, 2007 and recorded in Liber 29019, Folio 522 among the Land Records of Prince George's Co., MD, with an original principal balance of \$308,000.00 and an original interest rate of 6.50000% 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 9, 2015 AT 11:06 AM**

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

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

Terms of Sale: A deposit of \$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 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117594 (5-21,5-28,6-4)

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**

**9505 ROSEMONT COURT  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Richard C. Lee, dated October 12, 2011 and recorded in Liber 33043, Folio 089 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,337.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 9, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

117580 (5-21,5-28,6-4)

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**

**1619 SKIPJACK DR.  
A/R/T/A 1619 SKIP JACK DR.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated January 25, 2007 and recorded in Liber 27239, Folio 488 among the Land Records of Prince George's Co., MD, with an original principal balance of \$582,250.00 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 9, 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 \$59,000 in the form of certified check, cashier's check or money 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 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117595 (5-21,5-28,6-4)

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**

**15503 SIR EDWARDS DRIVE  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Stephanie M. Freeman, dated December 30, 2010 and recorded in Liber 32600, Folio 051 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$448,339.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 9, 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 \$45,000.00 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

117581 (5-21,5-28,6-4)

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**

**9317 DUBARRY LA.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated February 23, 1996 and recorded in Liber 10628, Folio 565 among the Land Records of Prince George's Co., MD, with an original principal balance of \$126,800.00 and an original interest rate of 7.000% 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 9, 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 \$14,100 in the form of certified check, cashier's check or money 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 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117596 (5-21,5-28,6-4)

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**

**2804 31ST AVENUE  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Danielle Norman, dated May 23, 2007 and recorded in Liber 28327, Folio 327 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$217,000.00, and an original interest rate of 6.375%, 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 **JUNE 9, 2015 AT 11:00 AM.**

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

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

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

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

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

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

117582 (5-21,5-28,6-4)



## LEGALS

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

## SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

904 CARROLL AVENUE  
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Gladys L Stuart, dated November 30, 2007, and recorded in Liber 29668 at folio 192 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 16, 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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-26947)

**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

117658

(5-28,6-4,6-11)

## LEGALS

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

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

**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

117531

(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

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 address 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 Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-13395)

**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)

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# Legal Record



LEGALS

NOTICE

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

vs.

Plaintiffs

Defendant

Estate of Randall S Hankins

**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 property at 11322 Cherryhill Road, Condo 304, 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 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

117515 (5-14,5-21,5-28)

NOTICE

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

vs.

Plaintiffs

Defendant

Estate Of Gloria T Burnett

**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 property at 10200 Sea Pines Drive, Mitchellville, 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 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

vs.

Plaintiffs

Defendant

Richard E Dephillip

**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, Accokeek, Maryland 20607 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 \$176,300.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

117547 (5-14,5-21,5-28)

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

Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

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

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

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

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

117537 (5-14,5-21,5-28)

LEGALS

AMENDED  
ORDER OF PUBLICATION

BEOR FUND 1, LLC

v.

Plaintiff

IAN FAIRMAN

and

CITY OF BOWIE

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

Property Address: 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 newspaper 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 encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

117545 (5-14,5-21,5-28)

**The Prince  
George’s Post**

*Serving Prince  
George’s County*

**3 0 1 . 6 2 7 . 0 9 0 0**

NOTICE

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

v.

Substitute Trustees,  
Plaintiffs

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

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, 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 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)

CITY OF DISTRICT HEIGHTS  
Public Hearing on Proposed  
Fiscal Year 2016 Budget

The City of District Heights will hold a public hearing on the proposed fiscal year 2016 budget on June 4, 2015 at 7:00pm., at the E. Michael Roll Municipal Building located at 2000 Marbury Drive, District Heights, MD 20747. The hearing is open to the public and public testimony is encouraged. Persons with questions regarding the hearing or wishing to obtain a copy of the budget may contact Daniel R. Baden, City Treasurer, at 301-336-1402.

117646 (5-21,5-28)

LEGALS

NOTICE

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

v.

Substitute Trustees,  
Plaintiffs

ITALO GUTIERREZ  
6708 Patterson Street  
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, 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 \$153,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

117626 (5-14,5-21,5-28)

NOTICE

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

v.

Substitute Trustees,  
Plaintiffs

LaTonya Porter and  
Cheaz Porter

Defendants

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

**CIVIL NO. CAE 13-07090**

ORDERED, this 13th day of May, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1530 Shellford Lane, Accokeek, Maryland 20607 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th 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 15th day of June, 2015, next.

The report states the amount of sale to be \$280,091.60.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

117640 (5-21,5-28,6-4)

NOTICE

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

v.

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 described as 4930 Wealding Way, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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

117559 (5-14,5-21,5-28)

THE ORPHANS’ COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
MARCELLUS A. TODD**

**Estate No.: 99788**

**NOTICE OF JUDICIAL  
PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a Petition has been filed by LYNNE S. TODD and LAVERNE M. TODD for Judicial Probate of the will dated 11/07/2013 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **June 24, 2015 at 9:30 AM.**  
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

117634 (5-21,5-28)

NOTICE

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

v.

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 described as 14505 Kathleen Court, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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

v.

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 mentioned in these proceedings and described 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 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 \$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)

**THE  
PRINCE  
GEORGE’S  
POST**

**Call**

**301-627-0900**

**Fax**

**301-627-6260**

**SUBSCRIBE  
TODAY!**



LEGALS

ORDER OF PUBLICATION

READY TECH INC.  
145 Fleet Street #221  
Oxon Hill, MD 20745

Plaintiff

v.

WESTPHALIA TOWNS LLC  
s/o: John T. Attiliis, Resident Agent  
Director of Finance  
Bowie, MD 20715

and

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

Attorney General’s Office for  
Maryland  
County Executives Office/County  
Attorney  
Office of Law/County Administra-  
tion Bldg  
14741 Governor Oden Bowie Dr, Ste  
5121  
Upper Marlboro, MD 20772

and

All unknown owners of the prop-  
erty described Below; all heirs, de-  
visees, personal representatives,  
and executors, administrators,  
grantees, assigns or successors in  
right, title, interest, and any and all  
persons having or claiming to have  
any interest in the property and  
premises situate in Prince George’s  
County, known as Spring Way in  
Prince George’s County, State of  
Maryland, sold by the Finance Offi-  
cer of Prince George’s County, State  
of Maryland to Ready Tech Inc., the  
Plaintiff.

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
CAE 15-08877**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption from tax sale on the  
property known as Spring Way in  
Prince George’s County, State of  
Maryland, sold by the Finance Offi-  
cer of Prince George’s County, State  
of Maryland to Ready Tech Inc., the  
Plaintiff.

A DESCRIPTION of the property  
in substantially the same form as the  
description appearing on the Cer-  
tificate of Tax Sale is as follows: T-dt  
S/b 06/29/04 L19835 F411 .6000  
Acres, Assmt \$2,600 Map 082 Grid  
D4 Par 003 Lib 19835 Fl 411 and as-  
sessed to Westphalia Towns LLC.

The complaint states among other  
things, that the amount necessary  
for redemption has not been paid.  
It is thereupon this 18th 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 some  
newspaper having a general cir-  
culation in Prince George’s County  
once a week for three consecutive  
weeks, warning all persons inter-  
ested in the property to appear in  
this Court by the 21st day of July,  
2015, and redeem the property and  
answer the Complaint or thereafter  
a final judgment will be entered  
foreclosing all rights of redemption  
in the property and vesting in the  
Plaintiff a title to said property in  
Fee Simple, free of all liens and en-  
cumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117672 (5-28,6-4,6-11)

File No. 14-PG-AL-2917

ORDER OF PUBLICATION

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

Plaintiff

vs.

Arbedella Dillon, and  
Donat H. Dillon, and  
Marva Dillon, and  
Neil Dillon, and  
Judith Harley, and  
Danville Dillon, and  
Prince George’s County, Maryland

And

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

6423 Country Club Ct.  
Landover, MD 20785

Legal Description: ESTATES  
Account ID: 13-1440692  
Deed Ref.: 13866/00030  
Assessed to: Dillon Arbedella B &  
Peter,

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
CAE 15-09028**

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

6423 Country Club Ct.,Landover,  
MD 20785

Legal Description: ESTATES  
Account ID: 13-1440692  
Deed Ref.: 13866/00030  
Assessed to: Dillon Arbedella B &  
Peter

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 18th 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 a newspaper having general cir-  
culation in Prince George’s County  
once a week for three (3) successive  
weeks, before the 12th day of June,  
2015, warning all persons interested  
in the said properties to be and ap-  
pear in this Court by the 21st day of  
July, 2015, and redeem the Property,  
and answer the Complaint, or there-  
after a final judgment will be ren-  
dered foreclosing all rights of red-  
emption 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  
117673 (5-28,6-4,6-11)

ORDER OF PUBLICATION

JDP PROPERTY MANAGEMENT  
& INVESTMENTS, INC.  
5553 Hatfield Avenue  
Suitland, Maryland 20746

Plaintiff

vs.

AARON BELCHER  
1836 Metzertott Road, Unit 2004  
Hyattsville, Maryland 20783

and

UNKNOWN OCCUPANT residing at  
1836 Metzertott Road, Unit 2004  
Hyattsville, Maryland 20783

and

UNKNOWN OWNER OF PROP-  
ERTY 1836 Metzertott Road, Unit  
2004, Hyattsville, Map 024, Grid D3,  
Parcel 0000, Acct No. 17-1938075,  
the unknown owner’s, heirs, de-  
visees and personal representatives  
and their or any of their heirs, de-  
visees, executors, administrators,  
grantees, assigns or successors in  
right title and interest.

and

THE COUNTY OF PRINCE  
GEORGE’S  
Serve on: Stephanie Anderson  
County Attorney  
County Administration Building  
14741 Governor Oden Bowie Drive,  
Upper Marlboro, MD 20772

And all other persons having or  
claiming to have an interest in 1836  
Metzertott Road, Unit 2004

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
CASE NO.:  
CAE 15-09213**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty, 1836 Metzertott Road, Unit  
2004, Account No. 17-1938075 and  
assessed to Aaron Belcher, and sold  
by the Collector of Taxes for Prince  
George’s County and the State of  
Maryland to the Plaintiffs in these  
proceedings:

1836 Metzertott Road, Unit 2004,  
District 17, Map 024, Grid D3, Parcel  
0000, Deed Ref: 33140/168, Acct  
No.: 1938075

The complaint states, among other  
things, that the amounts necessary  
for redemption have not been paid,  
although the required time for filing  
a Complaint has elapsed.

It is thereupon this 18th 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 some newspaper having a gen-  
eral circulation once a week for  
three (3) successive weeks, before  
the 12th day of June, 2015, warn-  
ing all persons interested in said prop-  
erty to be and appear in this Court  
by the 22nd day of July, 2015, and  
redeem the property, 1836 Metzertott  
Road, Unit 2004, Account No. 17-  
1938075, and answer the Complaint  
of or thereafter a final decree will be  
rendered foreclosing all rights of red-  
emption in the property, and vesting  
in the Plaintiff, JDP PROPERTY  
MANAGEMENT & INVEST-  
MENTS, INC., a title free and clear  
of all encumbrances, except for  
ground rents.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117674 (5-28,6-4,6-11)

ORDER OF PUBLICATION

FedHop, LLC  
C/o The Law Offices of Stefan B.  
Ades, LLC  
3604 Eastern Avenue, Suite 300  
Baltimore, Maryland 21224

Plaintiff

vs.

DIONNE ADDERLEY, and  
Wells Fargo Bank, N.A. (015), and  
HSBC BANK USA, N.A., and  
Laura H.G. O’Sullivan, Trustee, and  
Deborah K. Curran, Trustee, and  
Erin M. Brady, Trustee, and  
Diana C. Theologou, Trustee, and  
Laura L. Latta, Trustee, and  
Abby Moynihan, Trustee, and

Prince George’s County, Maryland

and

All unknown owners of the prop-  
erty described below; all heirs, de-  
visees, personal representatives,  
and executors, administrators,  
grantees, assigns or successors in  
right, title, interest, and any and all  
persons having or claiming to have  
any interest in the leasehold or fee

simple in the property and premises  
situate, described as:

District of Prince George’s County,  
described as follows:  
Account No. 06-0438127; known as  
Street address of 3860 26th Ave.

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
CAE 15-09208**

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

The Complaint states, among other  
things, that the amount necessary  
for the redemption for the subject  
property has not been paid, al-  
though more than six (6) months  
and a day from the sale have ex-  
pired, and more than two (2) months  
from the date that the first of the two  
(2) separate pre-suit Notices of the  
tax sale was sent to each required in-  
terested party have expired.  
It is thereupon this 18th day of May,  
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, which  
is a newspaper having general cir-  
culation in Prince George’s County,  
Maryland, once a week for three (3)  
consecutive weeks, on or before the  
12th day of June, 2015, warning all  
persons having or claiming to have  
any interest in the property de-  
scribed above to appear in this Court  
by the 21st day of July, 2015 and re-  
deem their respective property or  
answer the Complaint, or thereafter  
a Final Decree will be entered fore-  
closing all rights of redemption in  
and as to the property, and vesting  
in the Plaintiff a title in fee simple,  
free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117675 (5-28,6-4,6-11)

ORDER OF PUBLICATION

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

Plaintiff

v.

Margaret S. Butler  
Goldie E. Smith  
Barbara W. Clarke, Trustee  
Bank of America, N.A.  
Prem K Kapani, Trustee  
Prince George’s County, Maryland

6312 LEAPLEY ROAD

and

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

and

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

6312 Leapley Road, Upper Marl-  
boro, MD 20772, Ninth (9th) Elec-  
tion District, described as follows:  
All that lot of land and imps, Nr  
Meadows Nconf Use-House,  
11,482.0000 Sq. Ft. & Imps.

**In the Circuit Court for  
Prince George’s County, Maryland  
IN EQUITY  
CAE 15-09243**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty 6312 Leapley Road, Upper  
Marlboro, MD 20772 in the County  
of Prince George’s, sold by the Col-  
lector of Taxes for the County of  
Prince George’s and the State of  
Maryland to the Plaintiff in this pro-  
ceeding:

All that lot of land and imps, Nr  
Meadows Nconf Use-House,  
11,482.0000 Sq. Ft. & Imps

The Complaint states, among other  
things, that the amounts necessary  
for redemption have not been paid.  
It is thereupon this 18th day of  
May, 2015, by the Circuit Court for  
Prince George’s County, Ordered,  
That notice be given by the inser-  
tion of a copy of this Order in some  
newspaper having general cir-  
culation 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 21st day of July,  
2015, and redeem the property 6312  
Leapley Road, Upper Marlboro,  
MD 20772 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  
117676 (5-28,6-4,6-11)

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.

Nathan Carter  
Nathan Carter  
S.F.C., LLC a/k/a Springfield Fi-  
nancial Company, LLC  
John E. Driscoll, III, Substitute  
Trustee  
Passport, LLC

5612 LIVINGSTON ROAD

and

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

and

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

5612 Livingston Road, Oxon Hill,  
MD 20745, Twelfth (12th) Election  
District, described as follows:  
All that lot of land and imps, Lac  
Per Sur T RS 2001, 51,796.0000 Sq Ft

**In the Circuit Court for  
Prince George’s County, Maryland  
IN EQUITY  
CAE 15-09244**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty 5612 Livingston Road, Oxon  
Hill, MD 20745 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, Lac  
Per Sur T RS 2001, 51,796.0000 Sq Ft

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

It is thereupon this 18th 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 some  
newspaper having general cir-  
culation 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 21st day of July,  
2015, and redeem the property 5612  
Livingston Road, Oxon Hill, MD  
20745 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  
117677 (5-28,6-4,6-11)

ORDER OF PUBLICATION

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

Plaintiff

v.

Adeyinka Erinle

6938 HANOVER PKWY, UNIT 101

and

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

and

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

6938 Hanover Pkwy, Unit 101,  
Greenbelt, MD 20770, Twenty-first  
(21st) Election District, described as  
follows:  
All that lot of land and imps.  
Known Hunting Ridge Unit 6938-  
101

**In the Circuit Court for  
Prince George’s County, Maryland  
IN EQUITY  
CAE 15-08875**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty 6938 Hanover Pkwy, Unit 101,  
Greenbelt, MD 20770 in the County  
of Prince George’s, sold by the Col-  
lector of Taxes for the County of  
Prince George’s and the State of  
Maryland to the Plaintiff in this pro-  
ceeding:

All that lot of land and imps.  
Known Hunting Ridge Unit 6938-  
101

The Complaint states, among other  
things, that the amounts necessary  
for redemption have not been paid.  
It is thereupon this 18th day of  
May, 2015, by the Circuit Court for  
Prince George’s County, Ordered,  
That notice be given by the inser-  
tion of a copy of this Order in some  
newspaper having general cir-  
culation 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 21st day of July,  
2015, and redeem the property 6938  
Hanover Pkwy, Unit 101, Greenbelt,  
MD 20770 and answer the com-

LEGALS

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  
117678 (5-28,6-4,6-11)

ORDER OF PUBLICATION

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

Plaintiff

v.

Bernetta V. Draper  
Bernetta V. Draper

1836 METZEROTT ROAD, UNIT 1906

and

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

and

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

1836 Metzertott Road, Unit 1906, Hy-  
attsville, MD 20783, Seventeenth  
(17th) Election District, described as  
follows:  
All that lot of land and imps.  
Known as Unit 1906 Court Order.

**In the Circuit Court for  
Prince George’s County, Maryland  
IN EQUITY  
CAE 15-08876**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty 1836 Metzertott Road, Unit 1906,  
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 Unit 1906 Court Order.

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

It is thereupon this 18th 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 some  
newspaper having general cir-  
culation 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 21st day of July,  
2015, and redeem the property 1836  
Metzertott Road, Unit 1906, Hy-  
attsville, MD 20783 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 for  
Prince George’s County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
117679 (5-28,6-4,6-11)

ORDER OF PUBLICATION

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

Plaintiff

v.

Willie L. Burton

7305 LONGBRANCH 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 claim-  
ing to have any interest in the fee  
simple in the properties and prem-  
ises situate, lying and being in the  
County of Prince George’s de-  
scribed on the Tax Rolls Prince  
George’s County Collector of State  
and County Taxes for said County  
known as:

7305 Longbranch Drive, Hyattsville,  
MD 20784, Twentieth (20th) Election  
District, described as follows:  
All that lot of land and imps., Imps  
LT 21 Blk E, Oakwood Knolls

**In the Circuit Court for  
Prince George’s County, Maryland  
IN EQUITY  
CAE 15-09113**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty 7305 Longbranch Drive, Hy-  
attsville, MD 20784 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  
LT 21 Blk E, Oakwood Knolls

The Complaint states, among other  
things, that the amounts necessary  
for redemption have not been paid.  
It is thereupon this 18th day of  
May, 2015, by the Circuit Court for  
Prince George’s County, Ordered,  
That notice be given by the inser-  
tion of a copy of this Order in some

newspaper having general cir-  
culation 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 21st day of July,  
2015, and redeem the property 7305  
Longbranch Drive, Hyattsville, MD  
20784 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</







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

4333 CANYONVIEW DR  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Priscilla Vega, dated June 22, 2007 and recorded in Liber 28327, Folio 139 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 5.200%, 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 9, 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 \$19,000.00 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

117583 (5-21,5-28,6-4)

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

6208 ALLEN CT.  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated March 31, 2006 and recorded in Liber 25006, Folio 95 among the Land Records of Prince George's Co., MD, with an original principal balance of \$318,750.00 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 9, 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 \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117597 (5-21,5-28,6-4)

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

5403 STONEY MEADOWS DRIVE  
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Garry Martin, dated September 30, 2009 and recorded in Liber 31106, Folio 565 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$196,377.00, and an original interest rate of 5.375%, 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 **JUNE 9, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

117584 (5-21,5-28,6-4)

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

2257 PRINCE OF WALES CT.  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated February 4, 2009 and recorded in Liber 30573, Folio 405 among the Land Records of Prince George's Co., MD, with an original principal balance of \$363,000.00 and an original interest rate of 2.918% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction 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 9, 2015 AT 11:10 AM**

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

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

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

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

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

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

117598 (5-21,5-28,6-4)

LEGALS

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Rockville, MD 20852  
(301) 961-6555

SUBSTITUTE TRUSTEES’ SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

610 HATHAWAY CT.  
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated February 16, 2004 and recorded in Liber 20333, Folio 480 among the Land Records of Prince George's Co., MD, with an original principal balance of \$223,000.00 and an original interest rate of 6.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 9, 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 \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

5442 TAYLOR ST.  
BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust dated June 13, 2007 and recorded in Liber 28275, Folio 396 among the Land Records of Prince George's Co., MD, with an original principal balance of \$222,500.00 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

**JUNE 9, 2015 AT 11:12 AM**

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

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

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

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

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

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

117600 (5-21,5-28,6-4)

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

**3400 UNIVERSITY BLVD.  
A/R/T/A 3400 UNIVERSITY BLVD. EAST  
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated August 31, 2005 and recorded in Liber 23325, Folio 562 among the Land Records of Prince George's Co., MD, with an original principal balance of \$396,000.00 and an original interest rate of 6.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 9, 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 \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117601 (5-21,5-28,6-4)

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**

**8125 48TH ST., UNIT #213A A/R/T/A UNIT #213  
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust dated March 30, 2005 and recorded in Liber 22189, Folio 107 among the Land Records of Prince George's Co., MD, with an original principal balance of \$182,300.00 and an original interest rate of 3.37500% 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 9, 2015 AT 11:16 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit No. 213A in Park side at College Park and more fully described in the aforesaid Deed of Trust.

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

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

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

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

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

117604 (5-21,5-28,6-4)

LEGALS

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

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

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

Under a power of sale contained in a certain Deed of Trust dated May 2, 2007 and recorded in Liber 27772, Folio 733 among the Land Records of Prince George's Co., MD, with an original principal balance of \$174,500.00 and an original interest rate of 8.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 9, 2015 AT 11:14 AM**

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

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

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

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

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

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

117602 (5-21,5-28,6-4)

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**

**7116 FORBES BLVD.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated December 5, 2007 and recorded in Liber 29077, Folio 427 among the Land Records of Prince George's Co., MD, with an original principal balance of \$345,100.00 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

**JUNE 9, 2015 AT 11:18 AM**

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

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

Terms of Sale: A deposit of \$50,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117606 (5-21,5-28,6-4)

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**

**5859 HIL MAR DR.  
I/R/T/A 5859 HILL MAR DR.  
DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated November 27, 2007 and recorded in Liber 29100, Folio 60 among the Land Records of Prince George's Co., MD, with an original principal balance of \$193,500.00 and an original interest rate of 4.250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 9, 2015 AT 11:15 AM**

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

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

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

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

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

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

117603 (5-21,5-28,6-4)

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**

**1802 WAESCHE PL.  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated April 24, 2009 and recorded in Liber 30643, Folio 69 among the Land Records of Prince George's Co., MD, with an original principal balance of \$362,484.00 and an original interest rate of 4.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 9, 2015 AT 11:20 AM**

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

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

Terms of Sale: A deposit of \$45,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117608 (5-21,5-28,6-4)

*The Prince George’s Post* Call Brenda Boice at 301 627 0900

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

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

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

117528 (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

14908 CHERRYWOOD DR., UNIT #6B  
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated May 31, 2007 and recorded in Liber 28769, Folio 81 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$198,000.00 and an original interest rate of 6.7500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 16, 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 Six (6), in Building Lettered "B", in a Horizontal Property Regime known as and shown on a plat of subdivision entitled, "Condominium Plat, Phasing Plan, Phases I thru X, Parcel A, Cherrywood Condominium" and more fully described in the aforesaid Deed of Trust.

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

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

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

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

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

117713 (5-28,6-4,6-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

2764 IVERSON STREET UNIT #77  
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Yolonda Mckenzie, dated December 26, 2008, and recorded in Liber 30296 at folio 275 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 9:05 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. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-610114)

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

117529 (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

115 STAN FEY DR.  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 19, 2005 and recorded in Liber 23101, Folio 542 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$567,000.00 and an original interest rate of 6.250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 16, 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 \$87,000 in the form of certified check, cashier’s check or money 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 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117714 (5-28,6-4,6-11)

LEGALS

Law Offices  
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.  
Attorneys and Counselors At Law  
1401 Rockville 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 Duval 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  
Brenda J. DiMarco  
14804 Main Street  
Upper Marlboro, MD 20772  
Tel: (301) 627-1002

117540 (5-14,5-21,5-28)

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for 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:

QUANTITY	UNIT	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 5,000	SY SY	Full Depth Patching 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 price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked “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 Department 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.

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

117541 (5-14,5-21,5-28)

THE  
PRINCE GEORGE’S  
POST

CALL  
301.627.0900  
email brendapgp@gmail.com





LEGALS

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

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

**6876 HAWTHORNE STREET  
LANDOVER, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Judon R. Perry, dated July 12, 2007, and recorded in Liber 28407 at folio 366 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 9, 2015  
AT 9:00 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [14-608379](#))

**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

[117585](#) (5-21,5-28,6-4)

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**

**5007 HOLLYWOOD ROAD  
COLLEGE PARK, MARYLAND 20740**

By virtue of the power and authority contained in a Deed of Trust from Jean Ronel Morancy, dated October 10, 2006, and recorded in Liber 27185 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

**JUNE 9, 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 \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2013-41677](#))

**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

[117587](#) (5-21,5-28,6-4)

LEGALS

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

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

**4636 GOVERNOR KENT COURT 486  
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Stephanie S. Pair-Cunningham, dated March 27, 2007, and recorded in Liber 27578 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

**JUNE 9, 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 \$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 5.125% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2013-43756](#))

**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

[117588](#) (5-21,5-28,6-4)

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.**

**12304 WELLING LANE  
BOWIE, MARYLAND 20715**

By virtue of the power and authority contained in a Deed of Trust from Brent J. Hayes and Katherine N. Hayes, dated October 22, 2002, and recorded in Liber 16594 at folio 115 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 9, 2015  
AT 9:05 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2012-26730](#))

**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

[117590](#) (5-21,5-28,6-4)

LEGALS

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

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

**7712 HANOVER PARKWAY UNIT 304  
GREENBELT, MARYLAND 20770**

By virtue of the power and authority contained in a Deed of Trust from Kristal Haynes, dated September 14, 2007, and recorded in Liber 29540 at folio 333 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 9, 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 \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [14-605822](#))

**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

[117589](#) (5-21,5-28,6-4)

LEGALS

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

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

**8822 TALL CEDAR LANE  
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Michael J Morgan and Dorothy Yolanda Morgan, dated October 21, 2010, and recorded in Liber 32252 at folio 579 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 9, 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 \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [14-600297](#))

**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

[117591](#) (5-21,5-28,6-4)



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

10702 BAILEY TERRACE  
CHELTENHAM, MARYLAND 20623

By virtue of the power and authority contained in a Deed of Trust from Rachine Adebayo aka Rachine Anderson and Taiwo Adebayo, dated October 17, 2003, and recorded in Liber 18529 at folio 576 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 9, 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 \$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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-23538)

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  
117593 (5-21,5-28,6-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

2412 KIRTLAND AVENUE  
FORESTVILLE, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Marie A Andrews, dated February 16, 2000, and recorded in Liber 13646 at folio 385 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 9, 2015  
AT 9:12 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-603553)

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  
117632 (5-21,5-28,6-4)

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.

613 ROSIER ROAD  
FORT WASHINGTON, MARYLAND 20744-0000

By virtue of the power and authority contained in a Deed of Trust from Willie Williams and Tina Williams, dated November 29, 2006, and recorded in Liber 26976 at folio 404 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 16, 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 \$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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-606707)

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  
117660 (5-28,6-4,6-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

7012 KEPNER COURT  
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Louise Golden, dated September 1, 2006, and recorded in Liber 26048 at folio 1 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 9, 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 \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-602219)

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  
117605 (5-21,5-28,6-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

5530 KAREN ELAINE DRIVE #1711  
HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Omotola Coker, dated June 12, 2007, and recorded in Liber 28168 at folio 558 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 9, 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 \$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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-602806)

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  
117630 (5-21,5-28,6-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

3117 NEWKIRK AVENUE  
FORESTVILLE, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Dino L Harper and Patricia D Harper, dated July 27, 2005, and recorded in Liber 23170 at folio 656 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 9, 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 \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.99% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-30033)

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  
117631 (5-21,5-28,6-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

**9008 SPRING ACRES RD.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated April 15, 2004 and recorded in Liber 19840, Folio 545 among the Land Records of Prince George's Co., MD, with an original principal balance of \$145,500.00 and an original interest rate of 5.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117467 (5-14,5-21,5-28)

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

**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 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 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 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117469 (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

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

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

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

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

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

117468 (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

**\*\*\*FRONT FOOT BENEFIT\*\*\***

**Subject to the payment of Deferred Water and Sewer Facilities  
Charges in the annual amount of \$450.00 due on March 15th in  
each and every year.**

**15601 GILPIN MEWS LANE  
BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Parris Lashan Burgess and Tatia Bonita Hart, dated April 16, 2010, and recorded in Liber 31652 at folio 387 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 9, 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 \$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% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-38441)

**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

117633 (5-21,5-28,6-4)

LEGALS

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

v.

Rosalind Thompson  
1212 Drum Avenue  
Capitol Heights, MD 20743  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-22254**

Notice is hereby given this 19th 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 reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th 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 before the 19th day of June, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$48,361.06. The property sold herein is known as 1212 Drum Avenue, Capitol Heights, MD 20743.

**SYDNEY J. HARRISON**  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
117666 (5-21,5-28,6-4)

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.

Ann Kirby  
503 Mace Drive  
Fort Washington, MD 20744  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-32401**

Notice is hereby given this 19th 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 reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th 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 before the 19th day of June, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$159,000.00. The property sold herein is known as 503 Mace 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  
117670 (5-21,5-28,6-4)

CALL

301.627.0900

email brendapgp@gmail.com

COUNTY COUNCIL HEARINGS

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

**TUESDAY, JUNE 2, 2015  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND**

Notice is hereby given that on Tuesday, June 2, 2015 the County Council of Prince George's County, Maryland, will hold the following public hearing:

**1:30 P.M.**

**CR-16-2015 A RESOLUTION CONCERNING THE 2008 WATER  
AND SEWER PLAN (DECEMBER 2014 CYCLE OF AMENDMENTS)**  
for the purpose of changing the water and sewer category designations of properties within the 2008 Water and Sewer Plan.

Basin and Number	Approximate Location	Zoning Acres	Existing Category	Requested Category
<b>Parkway</b>				
14/PW-01 Islamic Community Center of Laurel Parcel 67	No further development proposed; consolidation of parcel(s). 9 F-2, Parcel 67	0.545 R-5 City of Laurel	5	3
District 1				
<b>Western Branch</b>				
14/W-04 Sinclair Woods Parcel 126	75 seat sit-down restaurant; site improved with an existing 5,640 SF commercial structure. 45 D-4, Parcel 126	0.621 C-M	5	4
District 4				
<b>Piscataway</b>				
14/P-03 Hyde Field Property	114 single-family detached dwelling units, 99 townhouses, and 67 multi- family dwelling units (3-4 floors). 115 D-4, Parcel 90	58.02 Zoning decision pending	5	4
District 9				
<b>Countywide</b>				
District 1	*Vistas at Laurel Lakes Condo Greencastle Manor		3 S5	3 S3
District 4	*Glendale Subdivision *Old Chapel Estates		3 3	3 3
District 5	Cleary Lane & Romsey Drive		5	3
District 6	Holmehurst Subdivision *Cabin Branch/Pyles Subdivisions *Kings Council Condo/Villages of Marlborough		S5 3 3	S3 3 3
District 8	*Sunrise Subdivision Temple Hills Acres Ridgevale Subdivision		3 S5 S5	3 S3 S3
District 9	*Williamsburg Estates Marlton Town Center Clinton Grove/Hyde Field Estates *Bonivood area Brandywine Heights/Early Haven area		3 4 S4 3 5/4	3 3 S3 3 3

*\*Remove septic symbol and data only; no further advancement necessary*

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

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

117761

(5-28,6-4)



LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

JOSEPH WHITE, III  
5454 85th Avenue, Unit # 201  
New Carrollton, MD 20784

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 14-09405**

Notice is hereby given this 21st 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 5454 85th Avenue, Unit # 201, New Carrollton, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$28,200.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117743 (5-28,6-4,6-11)

NOTICE

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

Plaintiffs

vs.

Sheila A Robinson  
Defendant

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

**CIVIL NO. CAEF 15-00604**

ORDERED, this 21st day of May, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6518 Kenova Street, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015, next.

The report states the amount of sale to be \$151,300.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117733 (5-28,6-4,6-11)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

RICKEY SPITZER  
6011 Emerson Street, Unit # 111  
Bladensburg, MD 20710  
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 15-00337**

Notice is hereby given this 21st 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 6011 Emerson Street, Unit # 111, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of 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 22nd day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$16,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117752 (5-28,6-4,6-11)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

BETTIE J. MURRAY  
11384 Laurelwalk Drive, Unit # 53  
Laurel, MD 20708

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 15-00334**

Notice is hereby given this 21st 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 11384 Laurelwalk Drive, Unit # 53, 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 22nd 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 22nd day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$134,900.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117744 (5-28,6-4,6-11)

NOTICE

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

Plaintiffs

vs.

Estate of Shirley Louise Riddick  
Defendant

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

**CIVIL NO. CAEF 15-00357**

ORDERED, this 21st day of May, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1959 Dutch Village Dr #H-259, Landover, Maryland 20785-4156 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 22nd 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 22nd day of June, 2015, next.

The report states the amount of sale to be \$41,400.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117736 (5-28,6-4,6-11)

NOTICE

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

Plaintiffs

vs.

Ralph L. Lucas Jr  
Defendant

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

**CIVIL NO. CAEF 13-36351**

ORDERED, this 21st day of May, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8912 Francisco Court, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015, next.

The report states the amount of sale to be \$168,300.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117749 (5-28,6-4,6-11)

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.

Gregory D. Horn  
3323 Huntley Square Drive #T1  
Temple Hills, MD 20748

Defendant

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 14-24452**

Notice is hereby given this 15th 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 reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th 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 before the 15th day of June, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$18,834.00. The property sold herein is known as 3323 Huntley Square Drive #T1, Temple Hills, MD 20748.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117671 (5-21,5-28,6-4)

NOTICE

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

Plaintiffs

vs.

Larry D Martin Jr  
Defendant

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

**CIVIL NO. CAEF 14-30960**

ORDERED, this 21st day of May, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5508 Stoney Meadows Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015, next.

The report states the amount of sale to be \$127,500.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117737 (5-28,6-4,6-11)

NOTICE

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

Plaintiffs

vs.

Judith A. Ogwumike  
Defendant

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

**CIVIL NO. CAEF 15-00803**

ORDERED, this 21st day of May, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8704 Riggs Road, Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015, next.

The report states the amount of sale to be \$235,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117750 (5-28,6-4,6-11)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

ERIK G. DOBECKY AKA  
ERIK DOBECKY  
HEIDI R. DOBECKY AKA  
HEIDI DOBECKY  
9004 Harness Way  
Bowie, MD 20715

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 13-32023**

Notice is hereby given this 21st 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 9004 Harness Way, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$344,959.19.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117746 (5-28,6-4,6-11)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

EVONE MCGHEE  
7704 Merrick Lane  
Hyattsville, MD 20785

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 12-22927**

Notice is hereby given this 21st 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 7704 Merrick Lane, 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 22nd 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 22nd day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$120,400.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117745 (5-28,6-4,6-11)

NOTICE

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

Plaintiffs

vs.

Loc Phouc Dinh  
Defendant

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

**CIVIL NO. CAEF 15-04092**

ORDERED, this 21st day of May, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4204 Byers Street, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015, next.

The report states the amount of sale to be \$195,656.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117655 (5-28,6-4,6-11)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

RICHARD J. SYLVESTER AKA  
RICHARD J. SYLVESTER, JR.  
LILLIAN M. SYLVESTER  
6922 Shepherd Street  
Hyattsville, MD 20784

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 15-00088**

Notice is hereby given this 21st 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 6922 Shepherd Street, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$260,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117747 (5-28,6-4,6-11)

NOTICE

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

Plaintiffs

vs.

Jackisha L. Ledbetter  
Defendant

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

**CIVIL NO. CAEF 15-04202**

ORDERED, this 21st day of May, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1880 Dutch Village Drive, Unit R283, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of June, 2015, next.

The report states the amount of sale to be \$52,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117748 (5-28,6-4,6-11)

NOTICE

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

Plaintiffs

vs.

Estate of Laura Nicole Rinaldi aka  
Laura N. Rinaldi and  
Claude R Green, Jr.  
Defendants

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

**CIVIL NO. CAEF 14-25885**

ORDERED, this 19th day of May, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 13242 St. James Sanctuary Drive, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th 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 19th day of June, 2015, next.

The report states the amount of sale to be \$352,600.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117669 (5-21,5-28,6-4)

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.

Crystal Lockerman,  
Personal Representative for the Estate of Michelle D. Lockerman  
7701 Arehart Drive Unit # 1303  
Hyattsville, MD 20784

Defendant

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 15-00530**

Notice is hereby given this 19th 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 reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th 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 before the 19th day of June, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$77,400.00. The property sold herein is known as 7701 Arehart Drive Unit # 1303, Hyattsville, MD 20784.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117665 (5-21,5-28,6-4)

NOTICE

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

Plaintiffs

vs.

Deneen Gammons  
Defendant

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

**CIVIL NO. CAEF 13-30195**

ORDERED, this 19th day of May, 2015 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6640 Lake Park Drive 103c, Greenbelt, Maryland 20770 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th 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 19th day of June, 2015, next.

The report states the amount of sale to be \$111,800.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117667 (5-21,5-28,6-4)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

TERRY E. HOUSTON  
4614 Cedell Place  
Temple Hills, MD 20748-3807  
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 13-02415**

Notice is hereby given this 19th 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 4614 Cedell Place, Temple Hills, MD 20748-3807, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th 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 19th day of June, 2015.

The report states the purchase price at the Foreclosure sale to be \$230,480.85.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117668 (5-21,5-28,6-4)

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







LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

**3127 LAUREL AVE.  
HYATTSVILLE A/R/T/A CHEVERLY, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated July 29, 2005 and recorded in Liber 26047, Folio 297 among the Land Records of Prince George's Co., MD, with an original principal balance of \$244,000.00 and an original interest rate of 4.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 9, 2015 AT 11:25 AM**  
ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 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](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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

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

117613 (5-21,5-28,6-4)

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

**7022 TAYLOR TERRACE  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Jose E. Olivares and Irma C. Alvarenga, dated November 14, 2006 and recorded in Liber 26518, Folio 322 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$329,900.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 16, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
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](http://www.mid-atlanticauctioneers.com)

117651 (5-28,6-4,6-11)

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

**9800 LAKE POINTE CT., UNIT #204  
I/R/T/A 9800 LAKE POINT CT., UNIT #204  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated February 20, 2007 and recorded in Liber 27796, Folio 279 among the Land Records of Prince George's Co., MD, with an original principal balance of \$169,000.00 and an original interest rate of 7.62500% 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 9, 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 described as Unit numbered Two Hundred Four (204), Building numbered Twelve (12), Phase VII (7), of "Lake Pointe at the Town Center Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 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](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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

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

117614 (5-21,5-28,6-4)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

**7402 ROANNE DRIVE  
OXON HILL, MD 20745**

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

117519 (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

**7323 POWHATAN ST.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated January 28, 1999 and recorded in Liber 12802, Folio 591 among the Land Records of Prince George's Co., MD, with an original principal balance of \$126,432.00 and an original interest rate of 6.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 9, 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 \$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. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent 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 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 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](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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

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

117616 (5-21,5-28,6-4)

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

**2908 ACCOKEEK ROAD W  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Lourdes 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 described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
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](http://www.mid-atlanticauctioneers.com)

117520 (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**

**2200 EAST SPRING PL.  
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated January 24, 2007 and recorded in Liber 28376, Folio 199 among the Land Records of Prince George's Co., MD, with an original principal balance of \$235,500.00 and an original interest rate of 3.77500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction 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 16, 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 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

117720 (5-28,6-4,6-11)

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**

**2308 DELANO LANE  
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 described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

117521 (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**

**9403 TUCKERMAN ST.  
LANHAM A/R/T/A SEABROOK, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated September 30, 2006 and recorded in Liber 27457, Folio 538 among the Land Records of Prince George's Co., MD, with an original principal balance of \$29,776.24 and an original interest rate of 7.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 16, 2015 AT 11:20 AM**

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

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

The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to Substitute Trustees.

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

117721 (5-28,6-4,6-11)

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

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

**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 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 \$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 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

117522 (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**

**4503 ROMLON ST., UNIT #204  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated September 14, 2006 and recorded in Liber 26053, Folio 224 among the Land Records of Prince George's Co., MD, with an original principal balance of \$140,000.00 and an original interest rate of 6.50% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 16, 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 described as Unit 204 in Phase 5 in Building 2 and being part of the premises numbered 4503 Romlon Street, in "Montepelier Village Condominium" and more fully described in the aforesaid Deed of Trust.

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

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

117722 (5-28,6-4,6-11)

**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  
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 described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

117523 (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

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 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 9:15 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 event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-34487)

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

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 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 \$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 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-antlanticauctioneers.com

117524 (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 affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 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

117483 (5-14,5-21,5-28)

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  
MOUNT RAINIER, MD 20712

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 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 \$26,000.00 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-antlanticauctioneers.com

117535 (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

11310 MARY CATHERINE DR.  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated April 6, 2006 and recorded in Liber 25605, Folio 386 among the Land Records of Prince George's Co., MD, with an original principal balance of \$344,000.00 and an original interest rate of 8.375% 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

JUNE 16, 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 \$35,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 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

117719 (5-28,6-4,6-11)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

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 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-antlanticauctioneers.com

117536 (5-14,5-21,5-28)



LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CHRISTINE WRIGHT

Notice is given that Donna L. Wright whose address is 1215 Quo Avenue, Capitol Heights, MD 20743 was on May 18, 2015 appointed personal representative of the estate of Christine Wright who died on April 3, 2015 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 18th day of November, 2015.

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

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

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

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

DONNA L. WRIGHT Personal Representative	GREGORY HNARAKIS Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No. 99903 117607 (5-21,5-28,6-4)	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No. 99219 117647 (5-21,5-28,6-4)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARIA HNARAKIS

Notice is given that Gregory Hnarakis whose address is P.O. Box 255, 12646 Lime Kiln Road, Fulton, Maryland 20759 was on May 12, 2015 appointed personal representative of the estate of Maria Hnarakis who died on January 20, 2015 with a will.

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

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

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

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

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

LEGALS

# The Prince George’s Post Newspaper

## Call 301-627-0900 or 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**

**1536 NOVA AVENUE  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Debra J. Wood a/k/a Debra Wood and Norman Wood, dated December 19, 2007 and recorded in Liber 29109, Folio 131 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$288,000.00, 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 16, 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 \$35,000.00 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-antlanticauctioneers.com
117648	(5-28,6-4,6-11)

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**

**15711 BRADFORD DRIVE  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Reinaldo A. Castillo and Emely Castillo, dated November 17, 2006 and recorded in Liber 26873, Folio 259 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$405,000.00, and an original interest rate of 4.800%, 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 16, 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 \$51,000.00 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-antlanticauctioneers.com
117649	(5-28,6-4,6-11)

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**

**11216 CHERRY HILL ROAD, UNIT 202  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Raul Estevez, Leslie I. Giron, and Obdulio Estevez, dated October 26, 2004 and recorded in Liber 20799, Folio 451 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$107,977.52, and an original interest rate of 7.843%, 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 16, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$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-antlanticauctioneers.com
117650	(5-28,6-4,6-11)

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.

John Taskar Fisher, Jr.  
Personal Representative for the Es-  
tate of John Tasker Fisher, Sr.  
4202 55th Avenue  
Bladensburg, MD 20710  
Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 14-24199**

Notice is hereby given this 14th 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 reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th 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 before the 15th day of June, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$109,000.00. The property sold herein is known as 4202 55th Avenue, Bladensburg, MD 20710.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
117641 (5-21,5-28,6-4)

**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 property 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)

**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 reported, 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 before 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

v.

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 reported, 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 before 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)

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.

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 reported, 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 before 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 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  
117544 (5-14,5-21,5-28)

**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 property 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 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 \$494,000.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
117514 (5-14,5-21,5-28)

**NOTICE**

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

vs.

Dorqui Reynoso  
Defendant

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

**CIVIL NO. CAE 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  
117513 (5-14,5-21,5-28)

ORDERED, this 4th 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'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 \$161,500.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
117546 (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

v.

Alis Adjahoe  
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 reported, 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 before 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  
117498 (5-14,5-21,5-28)

**NOTICE**

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

v.

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 described as 4403 John Street, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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  
117564 (5-14,5-21,5-28)

LEGALS

**NOTICE**

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

v.

JOSE ARNALDO DIAZ AKA  
JOSE ARNOLDO DIAZ  
8304 15th Avenue  
Hyattsville, MD 20783  
Defendant(s)

**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 CONFIRMED, 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**

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'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 \$161,500.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
117546 (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

v.

Lorraine Thomas,  
Personal Representative for the Es-  
tate of James E. Jones  
14040 New Acadia Lane, Unit 305  
Upper Marlboro, MD 20774  
Defendant

**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 reported, 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 before 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 Acadia 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  
117511 (5-14,5-21,5-28)

**NOTICE**

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

v.

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 described as 10108 Campus Way South, Unit #304-3C Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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  
117563 (5-14,5-21,5-28)

**NOTICE**

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

v.

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 described 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 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 \$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)

**NOTICE**

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

v.

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 described as 10108 Campus Way South, Unit #304-3C Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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  
117563 (5-14,5-21,5-28)

The Prince George's  
Post Newspaper

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



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

6501 HANSFORD STREET  
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Kelvin Thompson and Lashawn Thompson a/k/a LaShawn Tracy-Thompson, dated May 25, 2007, and recorded in Liber 28361 at folio 026 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JUNE 16, 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 \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-60214Z)

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  
117661 (5-28,6-4,6-11)

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

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

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

117460 (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

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

15712 DORSET RD #104  
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Leon N. Spears III and Heather M. Spears, dated August 29, 2007, and recorded in Liber 28647 at folio 266 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 16, 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 \$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 9.725% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42143)

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  
117662 (5-28,6-4,6-11)

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

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

Terms of Sale: A deposit of \$44,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 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

117461 (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

\*\*\*\*FRONT FOOT BENEFIT\*\*\*

Subject to the payment of deferred water and sewer facilities  
charges in the amount of \$476.64 due and payable on the 1st day of  
January for a period of 23 years.

12331 EUGENES PROSPECT DRIVE  
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Michelle H Phillips and Dean C Phillips aka Dean C A Phillips, dated June 15, 2007, and recorded in Liber 28115 at folio 686 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 16, 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 \$70,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-34431)

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  
117664 (5-28,6-4,6-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

7002 NIGHTINGALE TERR.  
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated November 1, 2006 and recorded in Liber 26659, Folio 390 among the Land Records of Prince George's Co., MD, with an original principal balance of \$380,000.00 and an original interest rate of 2.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

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

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

117462 (5-14,5-21,5-28)

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PRINCE GEORGE'S  
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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

**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 terms thereof, the Sub. Trustees will sell at public auction 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 11:12 AM**

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

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

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

117463 (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

**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 Prince George's Co., MD, with an original principal balance of \$86,145.00 and an original interest rate of 4.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

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

Terms of Sale: A deposit of \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 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

117464 (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

**1836 METZEROTT RD., UNIT #323  
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated June 15, 2006 and recorded in Liber 25386, Folio 705 among the Land Records of Prince George's Co., MD, with an original principal balance of \$190,000.00 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

**JUNE 16, 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 described as Unit numbered 323 in a condominium styled "Presidential Towers Condominium East" and more fully described in the aforesaid Deed of Trust.

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

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

117729 (5-28,6-4,6-11)

**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 11:14 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 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 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 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

117465 (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

**5901 CHRIS MAR AVE.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated November 16, 2004 and recorded in Liber 21240, Folio 696 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 8.52% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction 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 16, 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 \$51,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 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

117730 (5-28,6-4,6-11)

**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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 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

117466 (5-14,5-21,5-28)

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The Prince George’s Post

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

8041 ALLOWAY LANE  
BELTSVILLE, MARYLAND 20705

By virtue of the power and authority contained in a Deed of Trust from Jose A Medrano and Zonia M Medrano, dated December 26, 2006, and recorded in Liber 26978 at folio 219 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 16, 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 \$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 6.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2009-03725)

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

117663 (5-28,6-4,6-11)

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

8606 PERTH LA.  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated February 1, 2006 and recorded in Liber 24265, Folio 248 among the Land Records of Prince George's Co., MD, with an original principal balance of \$252,000.00 and an original interest rate of 8.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 16, 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 \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 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

117731 (5-28,6-4,6-11)

THE PRINCE  
GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

MOTOR VEHICLE AUCTION

Pursuant to Article 25-207 of the Maryland Motor Vehicle Laws, the following vehicles will be sold at Public Auction on **Friday, June 19, 2015** at the Prince George's County Abandoned Vehicle Unit, 4920 Ritchie Marlboro Road, Upper Marlboro, Maryland.

Registration is from 7:30 A.M. to 9:30 A.M. **REGISTRATION WITH A VALID DRIVER'S LICENSE OR IDENTIFICATION CARD IS REQUIRED TO ENTER.** No person under the age of sixteen (16) will be admitted.

FAILURE TO FOLLOW AUCTION RULES AND REGULATIONS WILL RESULT IN REMOVAL FROM THE PROPERTY AND NO ADMITTANCE TO FUTURE AUCTIONS.

**ALL VEHICLES SOLD "AS IS" WITH NO WARRANTY EITHER EXPRESSED OR IMPLIED. VIEWING/INSPECTION OF VEHICLES FOR SALE PERMITTED THE DAY OF AUCTION ONLY.**

ALL VEHICLES UPON WHICH YOU SUCCESSFULLY BID MUST BE PAID FOR NO LATER THAN 2 P.M. THE DAY OF THE AUCTION. Methods of payment are cash, certified check, money order or Credit Card. Failure to remove your paid auction vehicle by June 26, 2015 will result in additional towing and storage fees or forfeiture.

REMOVAL OF VEHICLES BY APPROVED TOWING ONLY.  
NO REPAIRS OF ANY KIND PERMITTED ON THE LOT.

Prince George's County is not bound by the stated year of vehicle. These described motor vehicles have been declared abandoned under the provisions of the Transportation Articles 25-202 to 25-208 inclusive of the Maryland Motor Vehicle Laws, 1985, and have been taken into custody by the Prince George's County Police Department or the Department of Environmental Resources and stored. Efforts to identify and locate the owner(s) and /or secured parties have been unsuccessful. This notice is to inform the owner(s) and /or secured parties that they may exercise their right to reclaim said vehicles within twenty-one (21) days of the date of this notice. All charges and costs resulting from the towing, storage and notification are the responsibility of the owner(s) and /or secured parties. Failure to reclaim a vehicle within the twenty-one (21) days from the date of this notice is deemed to be a waiver of all rights, interest and title and consent to sale at Public Auction under Title 25-207 or to be otherwise disposed of as provided by Law. Prince George's County reserves the right to bid on any of the below described motor vehicles.

To reclaim a motor vehicle, interested parties may contact:

ABANDONED VEHICLE UNIT  
4920 Ritchie Marlboro Road  
Upper Marlboro, Maryland 20772  
PHONE: 301-952-1873

AUCTIONEER: COLONIAL AUCTION SERVICE, INC.

**Immediately following the vehicle auction miscellaneous items will be auctioned in lots. Items may be, but are not limited to tools, car seats, toys and other items removed from vehicles. All miscellaneous items on which you successfully bid must be paid for and removed from the property no later than 2:00 p.m. June 19, 2015. Methods of payment are cash, certified check, money order or Credit Card.**

The Abandoned Vehicle Unit of the Department of Environmental Resources encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Please let us know how we can best meet your needs as we will comply with the Americans with Disabilities Act in making "reasonable accommodations" to promote and encourage your participation. If you are disabled and in need of assistance during the auction, you must contact the Abandoned Vehicle Unit no later than June 12,2015 for arrangements(week earlier than auction).

LOT #	YR.	MAKE	BODY	V.I.N.
C10109	1984	FLEETWOOD	MH	7100HE71111177
C10135	2009	CARRY-ON	TL	4YMUL08119V046374
C10178	1974	STOUGHTON	TL	742765
C10198	1990	PAAM	TL	AC19847MD
C10214	1987	JAYCE	TL	1UJAJ01FIH1BM0877
C9412N	2009	HUAWIN	SC	L8XTBB50890000777
C9961N	1971	KAMPER	TL	D0714174H
C10029	1997	ACURA	2D	19UYA1256VL021084
C9944A	1999	ACURA	4D	JH4KA9657XC000310
C10204	1999	AUDI	4D	WAUED28DXXA325494
C9932A	2000	AUDI	4D	WAUEH24B1YN009100
C10007	1998	BMW	4D	WBAGJ8328WDM17372
C10200	2003	BMW	4D	WBADT63483CK40133
C10069	1991	BUICK	4D	1G4CU53L8M1651750
C10094	1989	BUICK	2D	1G4EC11C7KB905785
C10113	1995	BUICK	4D	1G4HP52L95H542247
C10164	1994	BUICK	4D	1G4HP52L7RH524825
C10183	2000	BUICK	4D	1G4HP54K8Y4295260
C10217	1997	BUICK	4D	1G4HP52K4VH527411
C10222	2001	BUICK	4D	1G4HP54K414175381
C10313	1997	BUICK	4D	1G4HP52K3VH480064
C10047	2001	CADILLAC	4D	1G6KD54YX1U244567
C10053	2003	CADILLAC	4D	1G6KD54Y53U110228
C10089	2002	CADILLAC	4D	1G6KY54912U124994
C10158	1996	CADILLAC	4D	1G6KY5290TU806592
C10167	1996	CADILLAC	4D	1G6DW52P2TR702847
C10216	2007	CADILLAC	4D	1G6KD573Y7U215285
C10218	2001	CADILLAC	2D	1G6EL12Y41B108863
C10239	2000	CADILLAC	4D	1G6KE57Y4YU321923
C10283	1994	CADILLAC	4D	1G6DW52P9QR712865
C10301	1999	CADILLAC	4D	1G6KY5490XU938514
C10311	1987	CADILLAC	4D	1G6DW51Y2H9726096
C10000	2000	CHEVROLET	4D	1G1ND521Y6158717
C10016	1998	CHEVROLET	VN	1GCHG35R4W1010542
C10022	1995	CHEVROLET	TK	1GBJH32K1S3306126
C10054	2004	CHEVROLET	4D	2G1WFF52E849391904
C10066	1998	CHEVROLET	MP	1GNEK13R4WJ323994
C10072	2003	CHEVROLET	2D	2G1WW12E339316390
C10073	1998	CHEVROLET	PU	1GCGC33R1WFO28588
C10086	1996	CHEVROLET	2D	2G1FP22KXT2164819
C10092	2003	CHEVROLET	MP	3GNEK13T33G210658
C10095	2000	CHEVROLET	4D	1G1NE52J4Y6102297
C10097	2000	CHEVROLET	2D	1G1JC1242Y7277245
C10102	1997	CHEVROLET	VN	1GCHG35R7V1009044
C10140	1995	CHEVROLET	CA	1GBKP37N6S3310649
C10146	1999	CHEVROLET	TK	1GBJP32R5X3305858
C10155	1996	CHEVROLET	MP	1GNEK13R4TJ423315
C10159	1997	CHEVROLET	MP	1GNEK13RXVJ398908
C10180	1997	CHEVROLET	4D	1G1ND52M0VY120017
C10190	2005	CHEVROLET	4D	1G1ND52F25M127561
C10193	2005	CHEVROLET	VN	1GNDV23E45D109767
C10268	2005	CHEVROLET	4D	2G1WF52E059183288
C10278	1992	CHEVROLET	4D	1G1NE52JX2M673330
C10280	1999	CHEVROLET	MP	1GNDT13W7X2249206
C10291	1980	CHEVROLET	TK	CPM32A3306243
C10294	1974	CHEVROLET	TK	CPY324V319613
C10333	1998	CHEVROLET	MP	1GNEK13R5WJ312454
C9934A	1984	CHEVROLET	2D	1G1AE27P6E7216835
C9937A	2002	CHEVROLET	MP	1GNFK16ZX2J213929
C9948A	2002	CHEVROLET	MP	1GNCS13W42K232189
C9993B	1960	CHEVROLET	4D	01619A185288
C10003	2002	CHRYSLER	MP	3C8FY68B72T233437
C10030	2006	CHRYSLER	4D	2C3KA43R16H171145
C10031	2000	CHRYSLER	VN	1C4GP64L2YB643970
C10044	2001	CHRYSLER	MP	3C8FY4BB9T1285213
C10075	2003	CHRYSLER	VN	2C4GP44313R271021
C10085	2005	CHRYSLER	MP	2C4GM68445R273047
C10116	2007	CHRYSLER	4D	2C3KA53G97H682690
C10133	2003	CHRYSLER	MP	3C4FY48B93T639162
C10271	1966	CHRYSLER	2D	CL23C63108489
C10272	2002	CHRYSLER	2D	1C3EL55R62N181911
C10334	1999	CHRYSLER	2D	3C3EL55H9XT548878

LEGALS				
C9956B	2002	CHRYSLER	4D	2C3HD46R72H139033
C9989B	2005	CHRYSLER	MP	2C8GF78485R248117
C10005	2000	DODGE	4D	1B3ES46C2YD630021
C10059	1998	DODGE	VN	2B5WB35Z6WK163197
C10064	1994	DODGE	VN	2B6HB21Y0RK112939
C10087	2001	DODGE	4D	2B3HD46R71H718566
C10105	1999	DODGE	4D	1B3EJ46X7XN543990
C10111	1994	DODGE	PU	1B7HF16Y3RS598364
C10149	1973	DODGE	CA	R59CA3S218760
C10165	2002	DODGE	MP	1B4HR38N22F163899
C10187	2000	DODGE	4D	2B3HD56J1YH297471
C10188	2000	DODGE	4D	1B3ES46C9YD615421
C10189	2001	DODGE	4D	2B3HD56J91H646494
C10205	1996	DODGE	VN	2B4GP4533TR652686
C10223	2002	DODGE	VN	1B4GP15B32B556091
C10230	2002	DODGE	VN	2B7JB21Y22K113108
C10297	1999	DODGE	VN	2B7JB21Y0XK518701
C10326	2001	DODGE	VN	2B4GP44391R289521
C9969B	1996	DODGE	VN	2B7HB11X2TK173455
C9982B	2001	DODGE	PU	1B7GL22N51S223389
C9992B	2003	DODGE	PU	1D7HU18D43S323597
C10001	1995	FORD	MP	1FMDU34X0SUB60580
C10014	2001	FORD	MP	1FMPU16L51LA21612
C10026	2000	FORD	VN	2FMZA5148YBA72332
C10037	1993	FORD	2D	1ZVCT22B3P5231905
C10051	2005	FORD	4D	1FAFP53U15A223205
C10093	2003	FORD	VN	1FTNE24223HB54908
C10130	1995	FORD	VN	2FMDA5143SBC21957
C10131	2001	FORD	VN	2FMDA58421BB18095
C10136	2000	FORD	VN	1FDRE14W1YHB29158
C10137	2008	FORD	VN	1FTNE24W68DA05242
C10145	2005	FORD	VN	1FMDK04115GA28043
C10147	1994	FORD	VN	1FDEE14H6RHA91413
C10161	2001	FORD	MP	1FMYU04191KA74058
C10168	2007	FORD	TK	1FDWF636537EA42118
C10169	1997	FORD	2D	1ZVL2T0A7V5134035
C10173	1994	FORD	PU	1FTCR10U4RUC63853
C10186	1995	FORD	VN	1FDEE14N0SHB75447
C10191	1993	FORD	4D	2FALP73W7PX119067
C10215	1999	FORD	4D	1FAFP10P1XW194608
C10221	1996	FORD	TK	1FDKE30H5THA41288
C10232	2005	FORD	4D	2FAFP72W65X119136
C10234	2000	FORD	VN	1FBSS31L7YHB46958
C10236	2000	FORD	VN	2FMZA5146YBC14970
C10247	1994	FORD	MP	1FMDU34X0RU80802
C10270	2006	FORD	4D	1FAFP53U96A106313
C10281	1976	FORD	2D	6Y87A127060
C10286	2000	FORD	PU	1FTRX17W1YNA62377
C10287	2003	FORD	MP	1FMZU83K13UB85921
C10302	2006	FORD	VN	1FTNE24W66DA16951
C10318	1995	FORD	MP	1FMDU34X4SU4A4346
C10325	2000	FORD	VN	2FMDA5248YBD05246
C9954B	1996	FORD	4D	2FALP74W6TX135267
C9963B	1992	FORD	4D	2FACP74W2NX139271
C9978N	2002	FORD	VN	1FTNS24L02HA83112
C9981B	1988	FORD	MP	1FMEU15N2JLA30357
C10117	2003	GMC	PU	AC223005MD
C10329	1990	GMC	TK	1GDKP32K6L3500053
C9939A	1996	GMC	MP	3GKFK16R7TG518255
C9979B	1998	GMC	MP	1GKDT13W5W2550620
C10039	2002	HONDA	4D	1HGGC16462A054457
C10096	2003	HONDA	4D	2HGES16563H551155
C10100	1996	HONDA	4D	1HGGD5635TA217916
C10103	1999	HONDA	4D	1HGGC665XXA127682
C10138	2000	HONDA	2D	1HGEJ8278YL801637
C10142	1991	HONDA	4D	1HGCBB7556MA188948
C10150	2002	HONDA	4D	1JHMC66882C001180
C10162	2003	HONDA	VN	5FNRL18663B118606
C10171	2002	HONDA	2D	1HGGC32032A035847
C10172	1995	HONDA	2D	1HGEJ2123SL049047
C10177	1998	HONDA	2D	1JHMBB6158WC005341
C10225	2002	HONDA	4D	1HGGC66572A141595
C10235	1997	HONDA	MP	1JHLR1856VC066045
C10282	2001	HONDA	MC	1J2RC44081K503224
C10289	2002	HONDA	VN	2HKRL18532H555048
C10292	1997	HONDA	4D	1HGEJ6629VL014338
C10293	2000	HONDA	MP	4S6DM58W0Y4401342
C10295	1990	HONDA	4D	1HGCBB7653LA111600
C10324	2004	HONDA	4D	1HGCN66394O979577
C9364K	1998	HONDA	4D	1HGGC5650WA243580
C9437K	1996	HONDA	4D	1HGGD5661TA259378
C9984B	2006	HONDA	PU	2HJYK16406H539859
C9985A	1998	HONDA	4D	2HGEJ6670WH515869
C10143	2004	HYUNDAI	MP	KM85C13E14U722066
C10179	1999	HYUNDAI	4D	KMHWF25V9XA075580
C9541K	2001	HYUNDAI	4D	KMHWF35V11A387812
C9988A	2001	HYUNDAI	4D	KMHWF45D41A095607
C9998C	2000	HYUNDAI	4D	KMHWF35V8YA298703
C9958B	2001	INFINITY	4D	JNKC3A1A41T019071
C9917K	1998	JAGUAR	4D	SAJKX6247WC830930
C10048	2000	JEEP	MP	1J4GW48S0YC303875
C10050	1996	JEEP	MP	1J4FX58S4TC276641
C10074	1989	JEEP	MP	1J4FJ58L8KL407854
C10213	1995	JEEP	MP	1J4GZ78Y55C668234
C9430F	2000	JEEP	MP	1J4GW48N4YC158463
C9966A	2004	JEEP	MP	1J4GW48N94C434498
C9975B	1997	JEEP	MP	1J4GZ58S9VC622197
C9986B	1994	JEEP	MP	1J4GZ78Y0RC218999
C10112	2003	KIA MOTORS	VN	KNDUP131936383025
C10154	1999	KIA MOTORS	MP	KNDJB7232X5589340
C10035	2002	LAND ROVER	MP	SALNE22292A394489
C10115	1996	LAND ROVER	MP	SALJY124XTA531197
C10052	1993	LEXUS	4D	JT8UF11E2P0185029
C10134	1993	LEXUS	4D	JT8VK13TXP0174226
C10261	1992	LEXUS	2D	JT8U230C5N0010128
C9936A	1998	LEXUS	4D	JT8BF28GXW0101042
C9940A	1994	LEXUS	4D	JT8GK13T1R0010231
C10296	1998	LINCOLN	MP	5LMPU28L7WLJ14042
C10338	1997	LINCOLN	4D	1LNL82WYVXY664697
C9463K	1989	LINCOLN	4D	1LNB8M82F6KY761855
C10034	2004	MAZDA	VN	JM3LW28J540501175
C10121	1993	MAZDA	4D	JM1HD4611P0204914
C10184	1997	MAZDA	4D	JM1BC1416V0130736
C9945A	1998	MAZDA	4D	1YVGF22COW5719111
C10020	2000	MERCURY	4D	1MEFM555YA627545
C10163	2004	MERCURY	4D	1MEFM55SXA4603185
C10209	2004	MERCURY	4D	2MEFM74W14X670801
C10273	2005	MERCURY	4D	1MEFM55S85A614221
C10330	1999	MERCURY	2D	1ZWTF16L8X5682256
C9938A	1996	MERCURY	2D	1MELM62WXXTH634667
C9946A	1999	MERCURY	MP	4M2Z2U55PXYJ17015
C10063	2002	MERCEDES-BENZ	MP	4JGAB54EX2A319660
C10148	1991	MERCEDES-BENZ	4D	WDBED30E2MB397596
C10194	1987	MERCEDES-BENZ	4D	WDBCA35D6HA345187
C10231	1997	MERCEDES-BENZ	4D	WDBJF72F6VA347314
C10265	1999	MERCEDES-BENZ	SW	WDBJH82F9XX020681
C10015	1998	MITSUBISHI	4D	4A3AJ56G6WE007723
C10077	1998	MITSUBISHI	4D	4A3AJ56G7WE005045
C10079	2002	MITSUBISHI	4D	4A3AA46G62E151019
C10011	2006	NISSAN	4D	1N4AAL11D66C135628
C10032	1997	NISSAN	4D	JN1CA21DXVT813166
C10128	1998	NISSAN	4D	1N4DL01D3WC127459
C10151	1993	NISSAN	2D	JN1RZ27H4PX001032



LEGALS

LEGALS

LEGALS

MOTOR VEHICLE AUCTION  
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C10176	1986	NISSAN	PU	1N6HD16SXGC394134
C10195	1988	NISSAN	MP	JN8HD16Y2JW018030
C10197	1999	NISSAN	4D	1N4DL01D0XC106540
C10210	1987	NISSAN	2D	JN1HZ14S9HX203727
C10320	2002	NISSAN	4D	1N4AL11D62C266293
C10331	1986	NISSAN	2D	JN1HZ14S0GX144050
C9957B	1999	NISSAN	4D	1N4DL01DXXC231271
C9962B	1995	NISSAN	PU	1N6HD16Y7SC442461
C9983B	2001	NISSAN	4D	3N1CB51D41L456015
C9990A	2002	NISSAN	MP	JN8DR09YX2W703349
C10065	1997	OLDSMOBILE	MP	1GHD13W7V2710825
C10110	2002	OLDSMOBILE	2D	1G3NF12E02C314221
C10120	1994	OLDSMOBILE	2D	1G3WH15M6RD395523
C10166	1994	OLDSMOBILE	4D	1G3CW52L2R4300340
C10264	1992	OLDSMOBILE	4D	1G3AL54N1N6434396
C9933A	1995	OLDSMOBILE	2D	1G3WH12M1SD336986
C10019	1998	PONTIAC	4D	1G2HZ52K1WH224817
C10174	1989	PONTIAC	2D	1G2FS21E4KL216756
C10199	1995	PONTIAC	4D	1G2HX52K9S4240092
C10263	1971	PONTIAC	2D	235371Z1111146
C10276	2004	PONTIAC	4D	1G2NW52E84M661367
C10285	2004	PONTIAC	4D	2G2WR524741198409
C10327	2000	PONTIAC	4D	1G2WJ52J6YF148242
C10341	1999	PONTIAC	4D	1G2NE52E3XM804183
C10141	2001	SAAB	SW	YS3EF58Z013045923
C10224	2000	SAAB	4D	YS3DD55H9Y2015316
C10337	1999	SAAB	4D	YS3DF58NX2078919
C10023	2005	SATURN	MP	5GZCZ33D75S870051
C10279	2003	SATURN	4D	1G8JU54F23Y536131
C9880E	2004	SATURN	4D	1G8AG52F04Z128992
C10057	1995	SUBARU	4D	JF1GF6550SH814826
C10192	1985	SUBARU	SW	JF1AN44B9FB450063
C9655J	2008	SUBARU	4D	JF1GE75618G515961
C10033	1999	SUZUKI	MC	JS1GN77A9X2100307
C10049	2004	SUZUKI	4D	KL5VM52L44B127297
C10038	1993	TOYOTA	4D	4T1SK12E9PU239966
C10041	2005	TOYOTA	4D	JTDBE32K253012330
C10043	1996	TOYOTA	4D	JT2BF12K3T0153321
C10056	1995	TOYOTA	4D	4T1GK12E9SU085936
C10071	1997	TOYOTA	4D	2T1BB02E2VC187167
C10262	1990	TOYOTA	2D	JT2AT86FXL0004091
C9959B	1998	TOYOTA	4D	2T1BR12E2WC020553
C9977B	1989	TOYOTA	PU	JT4RN81P8K5025043
C9987B	2003	TOYOTA	4D	JTDBR32E930040073
C10203	2000	VOLKSWAGEN	4D	YV1WMA23BXYP174409
C10332	2001	VOLKSWAGEN	4D	WVWAC63B1P028507
C9942A	1991	VOLKSWAGEN	4D	3VWRA21G2MM054153
C10082	2001	VOLVO	4D	YV1VS29501F709451
C10114	1994	VOLVO	SW	YV1LW5715R2023521
C10126	2001	VOLVO	4D	YV1TS94D411170876
C10315	2005	VOLVO	MP	YV1CZ592551195657
C9996C	1999	VOLVO	4D	YV1TS97D4X1013756

MOTOR VEHICLE AUCTION  
PART 2. SCRAP VEHICLES

Subsequent to the normal auction of the vehicles described above, the following vehicles will be sold by auction as one lot. All rules and procedures for the normal auction shall apply except where stated differently in this ad. **ONLY LICENSED AUTOMOTIVE DISMANTLERS AND RECYCLERS MAY VIEW AND BID ON THE LOT.** Bidders must have registered as part of the normal registration process as described previously in this advertisement. The successful bidder must pay for the lot no later than 2 P.M. the day of the auction. There will be three weeks (July 13, 2015) allowed to remove all scrap vehicles from the lot.

Viewing/inspection of vehicles for sale will be permitted on Thursday, June 18, 2015 between 8 A.M. and Noon. The auction of this lot may not be held at the site of these scrap vehicles. All preparation of the vehicles and their removal shall be done in an environmentally safe manner and in accordance with all Federal, State and Local Laws. Vehicles will be removed by towing or hauling off the premises (by crane, rollback, trailer and /or flatbed truck). Large trailers or mobile homes may be dismantled and removed in sections. Vehicles without wheels or in a non-towable condition must be maneuvered in the lot so that they are not dragged. All trash, parts, or tires will be disposed of in accordance with State and Local Laws. The contractor will be responsible for all costs incurred in the removal and disposal of trash, parts, etc. The successful bidder may spot up to a 20 cubic yard dumpster in the disposal area at his/ her own expense. The contractor shall be required to remove all mobile homes, trailers, trucks and other designated large vehicles first. Any tires, rubbish, debris or car parts stored in the vehicles must be removed with the vehicles. Failure to follow these requirements may result in the forfeiture of money paid, withholding of the Maryland Certificate of Authority, or both.

To reclaim a motor vehicle, interested parties may contact:

ABANDONED VEHICLE UNIT  
4920 Ritchie Marlboro Road  
Upper Marlboro, Maryland 20772  
PHONE: 301-952-1873

AUCTIONEER: COLONIAL AUCTION SERVICE, INC.

A minimum bid of \$3,000.00 (three thousand) has been established for the lot. Vehicles reclaimed or removed from the lot between the time of this advertisement and the time of the sale will be identified immediately prior to the auction.

LOT #	YR.	MAKE	BODY	V.I.N.
J2483	XXXX	XXXXXXX	TL	UNKNOWN
J2487	1997	KAYLIN	TL	1K9E2924XV4005218
J2510	XXXX	CARDINAL	CA	UNKNOWN
J2626	1982	GALAXY	BT	GALSB846M82A
J2841	XXXX	MAGNUM	SC	L8XTBB50990002103
J2863	2002	APOLLO	MC	L084GHHF2B101486
J2888	1989	GREAT DANE	TL	1GRAA6410KS059702
J3086	XXXX	XXXXXXX	PT	UNKNOWN
J3103	XXXX	TURBO	SC	UNKNOWN
J3105	2001	POLARIS	AT	4XABA25CX12642386
J3122	XXXX	SUNL	AT	UNKNOWN
J3125	XXXX	XXXXXXX	TL	UNKNOWN
J3204	1987	THOMPSON	BT	TMS25687J687
J3217	XXXX	GENESIS	TL	UNKNOWN
J3218	1994	GENESIS	BT	GPZ21317D494
J3317	XXXX	COLEMAN	TL	UNKNOWN
J3318	XXXX	XXXXXXX	TL	UNKNOWN
J3325	2012	TAO TAO	SC	L9NTEACT4C1005776
J3327	2012	TAO TAO	SC	L9NTEACBXC1015543
J3340	XXXX	XXXXXXX	TL	UNKNOWN
J3363	XXXX	XXXXXXX	TL	UNKNOWN
J3364	1988	FLARE	BT	FN0GV7480788
J3374	XXXX	XXXXXXX	TL	UNKNOWN
J3375	1974	WINNER	BT	WNB14102M741
J3386	XXXX	LAYTON	CA	UNKNOWN
J3388	XXXX	NOMAD	CA	UNKNOWN
J3427	1988	SKEETER	TL	1L871201X1D45358
J3428	1988	SKEETER	BT	STEL3647H788
J3429	1969	XXXXXXX	TL	6S883
J3440	XXXX	THOMPSON	SC	UNKNOWN
J3443	XXXX	SHORELINE	TL	UNKNOWN
J3444	1987	BAYLINER	BT	BYQB11CAA787
J3446	1985	CHAPARRAL	BT	FCGB0027J485
J3463	2008	CHUA	SC	LFGH3000081007086
J3464	2007	U-HAUL	TL	UNKNOWN

J3494	XXXX	COX	TL	UNKNOWN
J3496	1968	REVLIN	BT	UNKNOWN
J3534	XXXX	XXXXXXX	TL	UNKNOWN
J9398N	2008	CHUANI	SC	LFGTCKPM481007175
J9967T	1995	HAUL RITE	TL	AC204355MD
J9968T	1989	ODYSSEY	BT	CBAFP1211889
J9970T	2005	PERFORMANCE	TL	40ZBP09155P126790
J3693	1998	AUDI	4D	WAUCB28D0WA212004
J3405	2007	BAJA	DB	LRYYCHL0370041578
J3085	1995	BMW	4D	WBACB43245FM08087
J3024	1997	BUICK	4D	1G4HP52K9VH603012
J3075	2003	BUICK	4D	1G4CW54K834117807
J3240	XXXX	BUICK	PT	UNKNOWN
J3701	2001	CADILLAC	4D	1G6KF57941U151879
J1936	XXXX	CHEVROLET	VN	UNKNOWN
J1996	1996	CHEVROLET	MP	3GNEK18R2TG161093
J2816	1998	CHEVROLET	VN	UNKNOWN
J3214	1999	CHEVROLET	4D	1Y1SK5483WZ414986
J3417	1990	CHEVROLET	CA	1GBKP37NOL3318926
J3698	2009	CHEVROLET	PU	3GCEK23559G218686
J3288	2006	CHRYSLER	4D	2C3LA43RX6H251368
J2387	2005	DODGE	PU	1D7HU18D65S362095
J2388	XXXX	DODGE	VN	UNKNOWN
J3081	XXXX	DODGE	4D	UNKNOWN
J3084	2000	DODGE	PU	1B7HC16Y9Y5522459
J3087	XXXX	DODGE	PU	UNKNOWN
J3293	2002	DODGE	MP	1B4HS48N72F190171
J3313	1999	DODGE	4D	2B3HD56J5XH811501
J3397	1996	DODGE	VN	1B4GP44R1TB176393
J3478	2000	DODGE	VN	1B4GP44G6YB754221
J9634N	1976	DODGE	CA	N50CA6J014835
J10118	1991	EZ LOADER	TL	1ZE1GHY13MNV02831
J2625	1982	EZ LOADER	TL	1ZE1LTS1XCD003131
J3203	XXXX	EZ LOADER	TL	UNKNOWN
J3445	1985	EZ LOADER	TL	1ZE1R2W18FD031204
J1495	XXXX	FORD	4D	UNKNOWN
J2243	2004	FORD	PU	1FTWW32P54ED55081
J2436	2001	FORD	MP	1FMPU18LX1LA66588
J3053	1998	FORD	MP	1FMPU18LXLWA78358
J2472	1996	FREIGHTLINER IN	TR	1FUYYDCXB4TH685540
J2473	1995	FREIGHTLINER IN	TR	1FUYYDSEB9SH540022
J2830	1995	HONDA	4D	1HGCE6648SA011614
J3155	2005	HONDA	DB	JH2HE07305K200965
J3170	XXXX	HONDA	MP	UNKNOWN
J3208	1998	HONDA	MC	JH2RC4604WM000184
J3577	2008	HONDA	DB	JH2AE03008K807191
J3580	2003	HONDA	DB	JH2DE02013K609727
J3551	2003	INFINITY	4D	JNKAY41E63M006623
J2493	1998	INTERNATIONAL	TK	2HSFMAHR3WC049239
J3115	XXXX	JAYCO	TL	UNKNOWN
J3579	2004	KAWASAKI	AT	JSLAK47B542102435
J1938	2007	KIA MOTORS	4D	KNAFE121675445330
J9678G	2002	KIA MOTORS	4D	KNAGD128325139313
J2745	1993	LEXUS	4D	JT8JS47EXP0026699
J1953	XXXX	LINCOLN	4D	UNKNOWN
J2896	XXXX	LANDROVER	MP	UNKNOWN
J2897	1997	LANDROVER	MP	SALPV1245VA348165
J3124	2000	MAZDA	VN	JM3LW28G4Y0117589
J2550	2005	MERCURY	MP	4M2ZU086E15ZJ05656
J2507	1997	MERCEDES-BENZ	4D	WDBJF55FXVA429563
J3309	XXXX	MINI COOPER	MB	LEEPJNB465A053411
J1979	XXXX	MITSUBISHI	MP	UNKNOWN
J3383	2005	NISSAN	PT	1N4BA41E85C853345
J3233	2002	PONTIAC	4D	1G2WP52K9F236751
J10119	1990	RAVEN	BT	RZJCT123B090
J9972T	2005	SEA KING	JS	YDVB8689A505
J9734T	1985	SHORELINE	TL	AC185330MD
J2789	2012	SUZUKI	MC	JS1GT78A8C2101155
J3578	2012	SUZUKI	AT	JSAA4KAA3C2100268
J3621	2007	SUZUKI	MC	JS1GR7KA372111377
J3006	2010	TOYOTA	4D	4T4BF3EK2AR052552
J3270	XXXX	TOYOTA	4D	UNKNOWN
J3395	1996	TOYOTA	2D	JT2CC52H8T0006095
J3703	XXXX	TOYOTA	4D	UNKNOWN
J2408	2007	VOLKSWAGEN	4D	3VWGF1K57M093172
J1963	1993	VOLVO	4D	YV1L55504P2088539
J2144	2005	YAMAHA	MC	JYARJ06E15A025087
J3581	2008	YAMAHA	AT	JY4AG04Y08C015638
J9971T	2001	YAMAHA	JS	YAMA4285J001
J9735T	1985	FOUR WINNS	BT	4WNHS169K485

117758 (5-28)

Benjain J Woolery  
McGill & Woolery  
5303 West Court Drive  
PO Box 358  
Upper Marlboro, MD 20773  
301-627-5222

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
PATRICIA JOAN BURDINE

Notice is given that Diane Burdine-Denig whose address is 13113 Oriole Drive, Beltsville, MD 20705 was on May 11, 2015 appointed personal representative of the estate of Patricia Joan Burdine who died on October 3, 2014 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

DIANE BURDINE-DENIG  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No. 98263  
117638 (5-21,5-28,6-4)

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 parties 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. 516-001 for "Horizontal Engineering Services Contract for Architectural and Engineering (A/E) Design Services, Construction Management (CM) Services, Transportation Planning." The Request for Proposals will contain a resume of required services and guidelines by which separate technical and fee proposals can be prepared and submitted. The Request for Proposals will not be mailed but must be picked up by interested firms at 9400 Peppercorn Place, Suite 310, Largo, Maryland 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

117579 (5-14,5-21,5-28)

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

TUESDAY, JUNE 2, 2015  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND  
1:30 P.M.

Notice is hereby given that on Tuesday, June 2, 2015, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**CB-7-2015 (DR-2) - ACT CONCERNING PROPERTY TAX CREDIT FOR ACCESSIBILITY FEATURES** for the purpose of establishing a tax credit for real property equipped with accessibility features.

**CB-8-2015 - AN ORDINANCE CONCERNING RURAL RESIDENTIAL (R-R) ZONE** for the purpose of permitting commercial uses in the Rural Residential (R-R) Zone, under certain circumstances.

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

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

Attest:  
Redis C. Floyd  
Clerk of the Council

117643 (5-21,5-28)

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

LEGALS

NOTICE OF PUBLICATION	NOTICE OF PUBLICATION
Paradise Point LLC c/o Lucas I. Dansie 406 5th Street NW Washington, DC 20001	Paradise Point LLC c/o Lucas I. Dansie 406 5th Street NW Washington, DC 20001
v. Plaintiff	v. Plaintiff
Roger D. Burnett 10525 Dickens Way Woodstock, MD 21163	Roger D. Burnett 10525 Dickens Way Woodstock, MD 21163
and	and
Deborah M. Burnett 10525 Dickens Way Woodstock, MD 21163	Deborah M. Burnett 10525 Dickens Way Woodstock, MD 21163
and	and
Prince George’s County, Office of Treasurer Serve: Gail D. Francis, Director of Finance County Administration Building, Suite 3200 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772	Prince George’s County, Office of Treasurer Serve: Gail D. Francis, Director of Finance County Administration Building, Suite 3200 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772
and	and
Prince George’s County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: M. Andree Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772 Defendants	Prince George’s County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: M. Andree Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772 Defendants
and	and

All unknown owners of property described below; their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in said property which is described as:

7,482.00 Sq. Ft. Fairview Hampshire Lot 2 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CIVIL NO. CAE 15-09139

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property located in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding, which is more particularly described as:

7,482.00 Sq. Ft. Fairview Hampshire Lot 2 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six (6) months and one (1) day from the date of the sale have expired.

IT IS THEREUPON this 18th day of May, 2015 by the Circuit Court for Prince George’s County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Notice of Publication 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 said properties to appear in this Court by the 21st day of July, 2015, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117682 (5-28,6-4,6-11)

LEGALS

NOTICE OF PUBLICATION	NOTICE OF PUBLICATION
Paradise Point LLC c/o Lucas I. Dansie 406 5th Street NW Washington, DC 20001	Paradise Point LLC c/o Lucas I. Dansie 406 5th Street NW Washington, DC 20001
v. Plaintiff	v. Plaintiff
Roger D. Burnett 10525 Dickens Way Woodstock, MD 21163	Roger D. Burnett 10525 Dickens Way Woodstock, MD 21163
and	and
Deborah M. Burnett 10525 Dickens Way Woodstock, MD 21163	Deborah M. Burnett 10525 Dickens Way Woodstock, MD 21163
and	and
Prince George’s County, Office of Treasurer Serve: Gail D. Francis, Director of Finance County Administration Building, Suite 3200 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772	Prince George’s County, Office of Treasurer Serve: Gail D. Francis, Director of Finance County Administration Building, Suite 3200 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772
and	and
Prince George’s County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: M. Andree Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772 Defendants	Prince George’s County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: M. Andree Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772 Defendants
and	and

All unknown owners of property described below; their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in said property which is described as:

7,303.00 Sq. Ft. Fairview Hampshire Lot 4 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CIVIL NO. CAE 15-09141

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property located in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding, which is more particularly described as:

7,303.00 Sq. Ft. Fairview Hampshire Lot 4 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six (6) months and one (1) day from the date of the sale have expired.

IT IS THEREUPON this 18th day of May, 2015 by the Circuit Court for Prince George’s County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Notice of Publication 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 said properties to appear in this Court by the 21st day of July, 2015, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117684 (5-28,6-4,6-11)

LEGALS

NOTICE OF PUBLICATION	NOTICE OF PUBLICATION
Paradise Point LLC c/o Lucas I. Dansie 406 5th Street NW Washington, DC 20001	Paradise Point LLC c/o Lucas I. Dansie 406 5th Street NW Washington, DC 20001
v. Plaintiff	v. Plaintiff
Roger D. Burnett 10525 Dickens Way Woodstock, MD 21163	Roger D. Burnett 10525 Dickens Way Woodstock, MD 21163
and	and
Deborah M. Burnett 10525 Dickens Way Woodstock, MD 21163	Deborah M. Burnett 10525 Dickens Way Woodstock, MD 21163
and	and
Prince George’s County, Office of Treasurer Serve: Gail D. Francis, Director of Finance County Administration Building, Suite 3200 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772	Prince George’s County, Office of Treasurer Serve: Gail D. Francis, Director of Finance County Administration Building, Suite 3200 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772
and	and
Prince George’s County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: M. Andree Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772 Defendants	Prince George’s County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: M. Andree Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772 Defendants
and	and

All unknown owners of property described below; their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in said property which is described as:

19,140.00 Sq. Ft. Fairview Hampshire Lot 6 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CIVIL NO. CAE 15-09143

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property located in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding, which is more particularly described as:

19,140.00 Sq. Ft. Fairview Hampshire Lot 6 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six (6) months and one (1) day from the date of the sale have expired.

IT IS THEREUPON this 18th day of May, 2015 by the Circuit Court for Prince George’s County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Notice of Publication 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 said properties to appear in this Court by the 21st day of July, 2015, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117686 (5-28,6-4,6-11)

All unknown owners of property described below; their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in said property which is described as:

15,050.00 Sq. Ft. Fairview Hampshire Lot 7 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CIVIL NO. CAE 15-09144

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property located in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding, which is more particularly described as:

15,050.00 Sq. Ft. Fairview Hampshire Lot 7 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six (6) months and one (1) day from the date of the sale have expired.

IT IS THEREUPON this 18th day of May, 2015 by the Circuit Court for Prince George’s County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Notice of Publication 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 said properties to appear in this Court by the 21st day of July, 2015, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
117687 (5-28,6-4,6-11)

IT PAYS TO ADVERTISE!

The Prince George’s Post

Call 301-627-0900



LEGALS		LEGALS		LEGALS	
NOTICE OF PUBLICATION	NOTICE OF PUBLICATION	NOTICE OF PUBLICATION	NOTICE OF PUBLICATION	NOTICE OF PUBLICATION	NOTICE OF PUBLICATION
Paradise Point LLC c/o Lucas I. Dansie 406 5th Street NW Washington, DC 20001	Paradise Point LLC c/o Lucas I. Dansie 406 5th Street NW Washington, DC 20001	Paradise Point LLC c/o Lucas I. Dansie 406 5th Street NW Washington, DC 20001	Paradise Point LLC c/o Lucas I. Dansie 406 5th Street NW Washington, DC 20001	Paradise Point LLC c/o Lucas I. Dansie 406 5th Street NW Washington, DC 20001	Paradise Point LLC c/o Lucas I. Dansie 406 5th Street NW Washington, DC 20001
v.	v.	v.	v.	v.	v.
Roger D. Burnett 10525 Dickens Way Woodstock, MD 21163	Roger D. Burnett 10525 Dickens Way Woodstock, MD 21163	Roger D. Burnett 10525 Dickens Way Woodstock, MD 21163	Roger D. Burnett 10525 Dickens Way Woodstock, MD 21163	Beltsville Heights, Inc. MARKAP ENTERPRISES 6001 Montrose Road, Suite 4 Rockville, MD 20852 <i>Serve:</i> Bernard Klein, Resident Agent 6110 Executive Boulevard, Suite 1090 Rockville, MD 20852	Beltsville Heights, Inc. MARKAP ENTERPRISES 6001 Montrose Road, Suite 4 Rockville, MD 20852 <i>Serve:</i> Bernard Klein, Resident Agent 6110 Executive Boulevard, Suite 1090 Rockville, MD 20852
and	and	and	and	and	and
Deborah M. Burnett 10525 Dickens Way Woodstock, MD 21163	Deborah M. Burnett 10525 Dickens Way Woodstock, MD 21163	Deborah M. Burnett 10525 Dickens Way Woodstock, MD 21163	Deborah M. Burnett 10525 Dickens Way Woodstock, MD 21163	Prince George’s County, Office of Treasurer <i>Serve:</i> Gail D. Francis, Director of Finance County Administration Building, Suite 3200 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772	Prince George’s County, Office of Treasurer <i>Serve:</i> Gail D. Francis, Director of Finance County Administration Building, Suite 3200 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772
and	and	and	and	and	and
Prince George’s County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) <i>Serve:</i> M. Andree Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772	Prince George’s County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) <i>Serve:</i> M. Andree Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772	Prince George’s County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) <i>Serve:</i> M. Andree Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772	Prince George’s County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) <i>Serve:</i> M. Andree Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772	Prince George’s County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) <i>Serve:</i> M. Andree Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772	Prince George’s County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) <i>Serve:</i> M. Andree Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772
Defendants	Defendants	Defendants	Defendants	Defendants	Defendants
and	and	and	and	and	and
All unknown owners of property described below; their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in said property which is described as:	All unknown owners of property described below; their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in said property which is described as:	All unknown owners of property described below; their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in said property which is described as:	All unknown owners of property described below; their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in said property which is described as:	All unknown owners of property described below; their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in said property which is described as:	All unknown owners of property described below; their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in said property which is described as:
7,947.00 Sq. Ft. Fairview Hampshire Lot 8 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.	7,695.00 Sq. Ft. Fairview Hampshire Lot 9 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.	7,684.00 Sq. Ft. Fairview Hampshire Lot 10 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.	8,436.00 Sq. Ft. Fairview Hampshire Lot 11 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.	Lots seven (7), eight (8) and nine (9), in Block lettered “PP”, in the subdivision known as “BELTSVILLE HEIGHTS” as per plat thereof recorded among the Land Records of Prince George’s County, Maryland, in Plat Book RNR 2 at Plat 49.	Lots fifty (50), fifty (51) and fifty-two (52), in Block lettered “II”, in the subdivision known as “BELTSVILLE HEIGHTS” as per plat thereof recorded among the Land Records of Prince George’s County, Maryland, in Plat Book RNR 2 at Plat 49.
In the Circuit Court for Prince George’s County, Maryland Civil Division CIVIL NO. CAE 15-09145	In the Circuit Court for Prince George’s County, Maryland Civil Division CIVIL NO. CAE 15-09146	In the Circuit Court for Prince George’s County, Maryland Civil Division CIVIL NO. CAE 15-09147	In the Circuit Court for Prince George’s County, Maryland Civil Division CIVIL NO. CAE 15-09148	In the Circuit Court for Prince George’s County, Maryland Civil Division CIVIL NO. CAE 15-09149	In the Circuit Court for Prince George’s County, Maryland Civil Division CIVIL NO. CAE 15-09150
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property located in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding, which is more particularly described as:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property located in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding, which is more particularly described as:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property located in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding, which is more particularly described as:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property located in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding, which is more particularly described as:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property located in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding, which is more particularly described as:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property located in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding, which is more particularly described as:
7,947.00 Sq. Ft. Fairview Hampshire Lot 8 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.	7,695.00 Sq. Ft. Fairview Hampshire Lot 9 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.	7,684.00 Sq. Ft. Fairview Hampshire Lot 10 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.	8,436.00 Sq. Ft. Fairview Hampshire Lot 11 Blk A. Lots numbered 1 through 11 in Block A in the subdivision known as “FAIRVIEW HAMPSHIRE” as per plat thereof recorded in Plat Book WWW74 at Plat 45 among the Land Records of Prince George’s County, Maryland.	Lots seven (7), eight (8) and nine (9), in Block lettered “PP”, in the subdivision known as “BELTSVILLE HEIGHTS” as per plat thereof recorded among the Land Records of Prince George’s County, Maryland, in Plat Book RNR 2 at Plat 49.	Lots fifty (50), fifty (51) and fifty-two (52), in Block lettered “II”, in the subdivision known as “BELTSVILLE HEIGHTS” as per plat thereof recorded among the Land Records of Prince George’s County, Maryland, in Plat Book RNR 2 at Plat 49.
The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six (6) months and one (1) day from the date of the sale have expired.	The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six (6) months and one (1) day from the date of the sale have expired.	The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six (6) months and one (1) day from the date of the sale have expired.	The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six (6) months and one (1) day from the date of the sale have expired.	The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six (6) months and one (1) day from the date of the sale have expired.	The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six (6) months and one (1) day from the date of the sale have expired.
IT IS THEREUPON this 18th day of May, 2015 by the Circuit Court for Prince George’s County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Notice of Publication 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 said properties to appear in this Court by the 21st day of July, 2015, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.	IT IS THEREUPON this 18th day of May, 2015 by the Circuit Court for Prince George’s County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Notice of Publication 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 said properties to appear in this Court by the 21st day of July, 2015, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.	IT IS THEREUPON this 18th day of May, 2015 by the Circuit Court for Prince George’s County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Notice of Publication 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 said properties to appear in this Court by the 21st day of July, 2015, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.	IT IS THEREUPON this 18th day of May, 2015 by the Circuit Court for Prince George’s County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Notice of Publication 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 said properties to appear in this Court by the 21st day of July, 2015, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.	IT IS THEREUPON this 18th day of May, 2015 by the Circuit Court for Prince George’s County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Notice of Publication 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 said properties to appear in this Court by the 21st day of July, 2015, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.	IT IS THEREUPON this 18th day of May, 2015 by the Circuit Court for Prince George’s County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Notice of Publication 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 said properties to appear in this Court by the 21st day of July, 2015, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk 117688 (5-28,6-4,6-11)	True Copy—Test: Sydney J. Harrison, Clerk 117689 (5-28,6-4,6-11)	True Copy—Test: Sydney J. Harrison, Clerk 117690 (5-28,6-4,6-11)	True Copy—Test: Sydney J. Harrison, Clerk 117691 (5-28,6-4,6-11)	True Copy—Test: Sydney J. Harrison, Clerk 117692 (5-28,6-4,6-11)	True Copy—Test: Sydney J. Harrison, Clerk 117693 (5-28,6-4,6-11)

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**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
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 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 \$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. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent 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 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 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

117473 (5-14,5-21,5-28)

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

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

**2807 ORCHARD SUMMIT COURT  
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Bryan Ruffin and Damalia J. Ruffin, dated September 13, 2005 and recorded in Liber 23581, Folio 225 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,000.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 16, 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 \$29,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

117652 (5-28,6-4,6-11)

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**

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

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

117474 (5-14,5-21,5-28)

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

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

**6702 GREENLAND STREET  
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust from Mayra Vanegas Constancia, dated May 19, 2006 and recorded in Liber 25469, Folio 359 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,000.00, and an original interest rate of 6.490%, 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 16, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

117656 (5-28,6-4,6-11)

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**

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

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

117475 (5-14,5-21,5-28)

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

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

**6825 STANDISH DRIVE  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Taneika Dawkins, dated January 5, 2012 and recorded in Liber 33402, Folio 259 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$164,100.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 16, 2015 AT 11:00 AM.**

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

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

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

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

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

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

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

117657 (5-28,6-4,6-11)



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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

505 DATELEAF AVENUE  
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Lashawn I. Fortson and Elbert S. Fortson IV., dated August 19, 2005, and recorded in Liber 23531 at folio 067 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 16, 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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-39131)

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

117659 (5-28,6-4,6-11)

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

5014 37TH AVE.  
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated June 2, 2006 and recorded in Liber 25590, Folio 39 among the Land Records of Prince George's Co., MD, with an original principal balance of \$132,500.00 and an original interest rate of 2.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 16, 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117712 (5-28,6-4,6-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

\*\*\*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 noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-26265)

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)

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

1913 BILLINGS AVE.  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated June 15, 2006 and recorded in Liber 27141, Folio 87 among the Land Records of Prince 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" 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 \$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. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent 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 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117457 (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

1816 ALLENDALE PLACE  
HYATTSVILLE, MARYLAND 20785

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

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 property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-30527)

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

117526 (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

13104 RHAME DR.  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February 26, 2007 and recorded in Liber 29160, Folio 265 among the Land Records of 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

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

Terms of Sale: A deposit of \$51,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

117458 (5-14,5-21,5-28)

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