

The Prince George's Post Newspaper

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*Your Newspaper
of
Legal Record*

LEGALS

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

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

**121 SULTAN AVENUE
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Sandra Gaynor, dated February 28, 2008, and recorded in Liber 29423 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

APRIL 26, 2016
AT 9:34 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 twenty (20) 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 6.375% 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 # 2013-37730)

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

121995 (4-7,4-14,4-21)

LEGALS

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

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

**1126 GLACIER AVENUE
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Roosevelt Lee aka Roosevelt M. Lee and Teresa Lee aka Teresa E. Lee, dated October 13, 2006, and recorded in Liber 28597 at folio 287 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
AT 9:33 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 twenty (20) 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 5.95% 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 # 14-608146)

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

121933 (4-7,4-14,4-21)

LEGALS

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

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

**12102 BIRCHVIEW DRIVE
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Deron G Pittman, dated November 28, 2006, and recorded in Liber 27253 at folio 176 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 6.125% 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 # 2013-42125)

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

121930 (4-7,4-14,4-21)

LEGALS

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

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

**12726 MILLSTREAM DRIVE
BOWIE, MARYLAND 20715**

By virtue of the power and authority contained in a Deed of Trust from Nojim F. Aruna and Adebusola Matilukuro, dated March 10, 2006, and recorded in Liber 24660 at folio 179 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 # 14-608253)

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

121935 (4-7,4-14,4-21)

LEGALS

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

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

**1118 CARRINGTON AVENUE
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Stacey A. Chandler, dated October 13, 2005, and recorded in Liber 23641 at folio 041 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
AT 9:09 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 7.28% 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 # 15-616449)

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

121932 (4-7,4-14,4-21)

LEGALS

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

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

**4605 WHEELER ROAD
OXON HILL, MARYLAND 20745**

By virtue of the power and authority contained in a Deed of Trust from Margaret A. Scott and Estate of Turner M Scott, dated January 10, 2007, and recorded in Liber 27151 at folio 302 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
AT 9:13 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-285535)

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

121936 (4-7,4-14,4-21)

THE

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LEGALS

COUNTY COUNCIL HEARINGS

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

WEDNESDAY, APRIL 27, 2016
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

1:30 P.M.

Notice is hereby given that on Wednesday, April 27, 2016, the County Council of Prince George’s County, Maryland, will hold the following public hearings:

CB-2-2016 (DR-2) - AN ORDINANCE CONCERNING C-M AND I-1 ZONE for the purpose of permitting a Moving and Storage Operation in the C-M Zone and to regulate consolidated storage facilities in the I-1 Zone in Prince George’s County.

CB-4-2016 (DR-2) - AN ORDINANCE CONCERNING FENCES AND WALLS for the purpose of amending the regulations for construction of fences and walls.

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
Derrick Leon Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

122069 (4-14-4-21)

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

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

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

You must reclaim these vehicles by: **05-10-2016**

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

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

2002	FORD	FOCUS	VA	75367K	1FAPP33P02W282713
1996	LEXUS	LS400	DC	EY8082	JT8BH22FXT0065102
	POINTIAC	AZTECK	DC	EX1181	3G7DB03E34S590551
2009	FORD	CONTOUR	DC	ET1974	1FAFP6533XK163287
2000	NISSAN	MAXIMA	MD	3BC0823	JN1CA31D5YT515778
2001	CHRYSLER	CONTOUR IS	MD	1BY9191	2C3HC56GX1H626541
1991	TOYOTA	TERCEL	MD	1BX1166	JT2EL43B6M0033701
	CADILLAC	EL DORADO	VA	WNT5939	1G6EL12Y21B101796
2007	MERCEDEZ	R350	MD	4BT4354	4JGCB65EX7A052363
1999	MERCEDEZ	E430	MD	9BA3156	WDBJF70H9XA908984
1996	BUICK	REGAL	MD	7BB4116	2G4WVB52M6T1401445
2003	JAGUAR	S TYPE	MD	5I252CB	SAJEA51D83XD03867
2001	JEEP	CHEROKE	MD	8BA6413	1J4GW48S71C714227
1995	TOYOTA	TERCEL	MD	4BW0163	JT2EL55D7500672922
2006	TOYOTA	RAV4	DC	CK9439	JTMBD31V265006208
2000	CHEVY	IMPALA	DC	EW2312	2G1WH55K6Y92879291
1995	JEEP	GRAND			
		CHEROKE	VA	VEC7144	1J4GZ58S3SC556967
1998	NISSAN	ALTIMA	DC	EZ9634	1N4DL01D2WC248600
1999	CADILLAC	DEVILLE	DC	EU7976	1G6KF5490XU771089

122081 (4-14)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELVIN D WEARY

Notice is given that Madeline Herbert, whose address is 2929 Nelson Pl SE #1, Washington, DC 20019, was on April 5, 2016 appointed Personal Representative of the estate of Melvin D Weary, who died on February 18, 2016 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 5th day of October, 2016.

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.

MADELINE HERBERT
Personal Representative

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

Estate No. 102521
122096 (4-14,-21,4-28)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THEODRIA SAVAGE

Notice is given that Delores M Botts, whose address is 3803 Swann Road #301, Suitland, MD 20746, was on April 5, 2016 appointed Personal Representative of the estate of Theodria Savage who died on March 23, 2016 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 5th day of October, 2016.

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.

DELORES M BOTTIS
Personal Representative

 CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773

Estate No. 102740
122097 (4-14,-4-21,4-28)

LEGALS

PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS

RENEWAL PROTEST
NOTICE OF PUBLIC
HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Sections 10-401 and 10-302 of Article 2B of the Annotated Code of Maryland a Protest against the 2016 – 2017 Renewal of the Class B+, Beer, Wine and Liquor License for t/a El Tapatio Mexican Restaurant has been filed. Pursuant to Section 10-302 a Protest Public Hearing will be held for the following licensed establishment.

t/a El Tapatio Mexican Restaurant
Class B, Beer, Wine and Liquor License
El Tapatio, Inc.
4309 Kenilworth Avenue
Bladensburg, 20710
Beronica Navarro, President/
Secretary/Treasurer

The Protest Hearing will be held on:

May 4, 2016
7:00 p.m.
9200 Basil Court
Room 420
Largo, Maryland 20774

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

BOARD OF LICENSE COMMISSIONERS
(Liquor Control Board)

Attest:
David D. Son
Director
March 4, 2016

121999 (4-14-4-21)

PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS

NOTICE OF PUBLIC
HEARING

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

t/a Lekki Restaurant and
Lounge
Class B, Beer, Wine and Liquor
Lekki Restaurant and Lounge,
Inc.
8833 Greenbelt Road
Greenbelt, 20770

A Public Hearing will be held on:

May 4, 2016
7:00 p.m.
9200 Basil Court
Room 410
Largo, Maryland 20774

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

BOARD OF LICENSE COMMISSIONERS
(Liquor Control Board)

Attest:
David D. Son
Director
March 24, 2016

122002 (4-14-4-21)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAUL KEVIN GARVEY

Notice is given that Mary Taylore Garvey, whose address is 23 Francis Street Apt 6, Annapolis, MD 21401, was on April 4, 2016 appointed Personal Representative of the estate of Paul Kevin Garvey who died on February 7, 2016 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 4th day of October, 2016.

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

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

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

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

MARY TAYLORE GARVEY
Personal Representative

 CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773

Estate No. 102733
122098 (4-14,-4-21,4-28)

PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS

RENEWAL PROTEST
NOTICE OF PUBLIC
HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Sections 10-401 and 10-302 of Article 2B of the Annotated Code of Maryland a Protest against the 2016 – 2017 Renewal of the Class B+, Beer, Wine and Liquor License for t/a Tina’s Deli & Liquor has been filed. Pursuant to Section 10-302 a Protest Public Hearing will be held for the following licensed establishment.

t/a Tina’s Deli & Liquor
Class B+, Beer, Wine and Liquor License
RAJA SAHIB, Inc.
4901 Annapolis Road
Bladensburg, 20710
Baljit Kaur,
President/Secretary/Treasurer

The Protest Hearing will be held on:

May 4, 2016
7:00 p.m.
9200 Basil Court
Room 420
Largo, Maryland 20774

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

BOARD OF LICENSE COMMISSIONERS
(Liquor Control Board)

Attest:
David D. Son
Director
March 4, 2016

122001 (4-14-4-21)

ORDER OF PUBLICATION

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

Plaintiff

v.

ERNEST M. FLEMING

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: 1607 Warren Ave
Account Number: 13 1422443
Description: Lots 23.24
4,000.0000 Sq.Ft. & Imps. White House Height Blk 9
Assmt: \$149,600.00
Liber/Folio: 5395/738
Assessed To: Fleming Ernest M.

In the Circuit Court for
Prince George’s County, Maryland
Case No.: CAE 16-04466

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: 1607 Warren Ave
Account Number: 13 1422443
Description: Lots 23.24
4,000.0000 Sq.Ft. & Imps. White House Height Blk 9
Assmt: \$149,600.00
Liber/Folio: 5395/738
Assessed To: Fleming Ernest M.

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

It is thereupon this 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122043 (4-14-4-21,4-28)

LEGALS

NOTICE

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

v.

Avonda V. Arrington, Personal Representative for the Estate of Raymond Allen Arrington, Jr.
7254 Mahogany Drive, Unit 2
Hyattsville, MD 20785

Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 15-37345

Notice is hereby given this 4th day of April, 2016, 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 May, 2016, 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 May, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$134,252.83. The property sold herein is known as 7254 Mahogany Drive, Unit 2, Hyattsville, MD 20785.

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

True Copy—Test:
Sydney J. Harrison, Clerk
122034 (4-14-4-21,4-28)

ORDER OF PUBLICATION

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

Plaintiff

v.

HENRY C PAYNE JR.

and

THE STATE OF MARYLAND

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Martin Luther King Jr Hwy
Account Number: 13 1462274
Description: 12,649.0000 Sq.Ft.
Map 059 Grid E4 Par 166
Assmt: \$63,200.00
Liber/Folio: 20668/322
Assessed To: Payne Henry C Jr.

In the Circuit Court for
Prince George’s County, Maryland
Case No.: CAE 16-04462

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

Property Address: 0 Martin Luther King Jr Hwy
Account Number: 13 1462274
Description: 12,649.0000 Sq.Ft.
Map 059 Grid E4 Par 166
Assmt: \$63,200.00
Liber/Folio: 20668/322
Assessed To: Payne Henry C Jr.

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 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122039 (4-14-4-21,4-28)

NOTICE

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

v.

Ermon Softly, Personal Representative for the Estate of Beverly A. Cox
2004 Powder Horn Drive
Fort Washington, MD 20744

Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 15-37241

Notice is hereby given this 4th day of April, 2016, 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 May, 2016, 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 May, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$180,000.00. The property sold herein is known as 2004 Powder Horn Drive, Fort Washington, MD 20744.

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

True Copy—Test:
Sydney J. Harrison, Clerk
122035 (4-14-4-21,4-28)

ORDER OF PUBLICATION

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

Plaintiff

v.

NORTH OAK PROFESSIONAL
PARK MEDICAL CONDO-
MINIUM ASSOCIATION

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 North Oak Court
Account Number: 07 0686345
Description: Pt. Parcel C, Eq. 4075 Acres Pta 11 77-08, 17,750.0000 Sq. Ft. North Oak Office Park
Assmt: \$17,700.00
Liber/Folio: 11729/102
Assessed To: North Oak Professional Park Medical Condominium Association

In the Circuit Court for
Prince George’s County, Maryland
Case No.: CAE 16-04460

The object of this

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

MARK D. CULLER
JUANITA D. CULLER
3776 Stonesboro Road
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 15-35741**

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3776 Stonesboro Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016.

The report states the purchase price at the Foreclosure sale to be \$200,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
121974 (4-7,4-14,4-21)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

15001 JORRICK COURT
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Malina M Hasan, dated August 30, 2005, and recorded in Liber 23174 at folio 544 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 3, 2016
AT 9:13 AM

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

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 \$48,000.00 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 twenty (20) 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 # 14-602348)

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

122066 (4-14,4-21,4-28)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JORGE QUEZADA
MARIA MEJIA
OLDRIN A. DIAZ
7106 24th Avenue
Hyattsville, MD 20783

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-32287**

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7106 24th 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 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016.

The report states the purchase price at the Foreclosure sale to be \$235,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
121978 (4-7,4-14,4-21)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

DERRICK MALLARD
6710 Flagstaff Street
Hyattsville, MD 20785

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 15-16494**

Notice is hereby given this 21st day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6710 Flagstaff Street, 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 21st day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of April, 2016.

The report states the purchase price at the Foreclosure sale to be \$97,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
121888 (3-31,4-7,4-14)

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

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JUAN GOMEZ
15607 Dorset Road, Unit #101
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-36547**

Notice is hereby given this 21st day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 15607 Dorset Road, Unit #101, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of April, 2016.

The report states the purchase price at the Foreclosure sale to be \$55,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
121889 (3-31,4-7,4-14)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

9013 ALLENTOWN ROAD
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Joanne Key, dated November 1, 2006, and recorded in Liber 26667 at folio 327 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 3, 2016
AT 9:19 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 twenty (20) 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 7.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42049)

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

122067 (4-14,4-21,4-28)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

NAKEYA R. SMAW
DIANNE J. LEE
8609 Sumter Lane
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-13563**

Notice is hereby given this 21st day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8609 Sumter Lane, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of April, 2016.

The report states the purchase price at the Foreclosure sale to be \$168,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
121891 (3-31,4-7,4-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

DENNIS C. ECHOLS
5710 Plata Street
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 15-32883**

Notice is hereby given this 21st day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5710 Plata Street, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of April, 2016.

The report states the purchase price at the Foreclosure sale to be \$181,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
121890 (3-31,4-7,4-14)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

9013 ALLENTOWN ROAD
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Joanne Key, dated November 1, 2006, and recorded in Liber 26667 at folio 327 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

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 twenty (20) 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 7.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42049)

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

122067 (4-14,4-21,4-28)

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.

Malinda R. Wood
1120 Jansen Avenue
Capitol Heights, MD 20743

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 15-16262**

Notice is hereby given this 18th day of March, 2016, 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 18th day of April, 2016, 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 18th day of April, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$119,000.00. The property sold herein is known as 9311 Jansen Avenue, Capitol Heights, MD 20743.

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

True Copy—Test:
Sydney J. Harrison, Clerk
121885 (3-31,4-7,4-14)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

CLARA LOUISE HAMILTON
GREGORY HAMILTON
4803 Edmonston Road
Hyattsville, MD 20781

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 15-16978**

Notice is hereby given this 29th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4803 Edmonston Road, Hyattsville, MD 20781, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of April, 2016.

The report states the purchase price at the Foreclosure sale to be \$157,800.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
121985 (4-7,4-14,4-21)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES A GODWIN

Notice is given that Thomas L Lavender, whose address is 3903 Windom Rd, Brentwood, MD 20772, was on March 22, 2016 appointed personal representative of the small estate of James A Godwin, who died on March 12, 2016, without a will.

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

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

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

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

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

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

THOMAS L LAVENDER
Personal Representative

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

Estate No. 102603

122070 (4-14)

NOTICE

JEREMY K. FISHMAN, et al.
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852

Substitute Trustees

vs.

MARY D. KELLY
8106 Oakwood Drive
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Civil Action No. CAEF 15-37320**

Notice is hereby given this 29th day of March, 2016, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8106 Oakwood Drive, Clinton, MD 20735 made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 29th day of April, 2016, 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 29th day of April, 2016, next.

The Report of Sale states the amount of sale to be Two Hundred Thousand Two Hundred Twenty Dollars (\$200,220.00).

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

True Copy—Test:
Sydney J. Harrison, Clerk
121986 (4-7,4-14,4-21)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEOLA VIRGINIA LUCAS

Notice is given that Alex P Lucas III, whose address is 7676 Lucas Court, Gainesville, VA 20155, was on March 23, 2016 appointed Personal Representative of the estate of Leola Virginia Lucas, who died on February 5, 2016 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 23rd day of September, 2016.

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.

ALEX P LUCAS III
Personal Representative

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

Estate No. 102598

121900 (3-31,4-7,4-14)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Melva Rhee Hall
9311 Fox Run Drive
Clinton, MD 20735

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 15-32859**

Notice is hereby given this 18th day of March, 2016, 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 18th day of April, 2016, 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 18th day of April, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$204,504.30. The property sold herein is known as 9311 Fox Run Drive, Clinton, MD 20735.

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

True Copy—Test:
Sydney J. Harrison, Clerk
121886 (3-31,4-7,4-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Julia Lashawn Dorsey,
a/k/a Julia S. Dorsey
7318 Donnell Place, Unit D-4
Forestville, MD 20747

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 15-37032**

Notice is hereby given this 18th day of March, 2016, 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 18th day of April, 2016, 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 18th day of April, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$39,560.00. The property sold herein is known as 7318 Donnell Place, Unit D-4, Forestville, MD 20747.

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

True Copy—Test:
Sydney J. Harrison, Clerk
121887 (3-31,4-7,4-14)

LEGALS

NOTICE

BENJAMIN P. SMITH, et al.
 Substitute Trustees,
 Plaintiffs
 vs.
 ZIP REAL ESTATE INVESTORS,
 LLC, *et al.*
 Defendants

In the Circuit Court for Prince
 George’s County, Maryland
 Civil No. CAEF 15-32710
 NOTICE PURSUANT
 TO RULE 14-305(C)

Pursuant to Rule 14-305(c), Notice is hereby given this 25th day of March, 2016, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings, made and reported by Benjamin P. Smith, one of the trustees herein, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of April, 2016. The report states the amount of sale to be \$140,000.00. The property sold has the following street address: 8127 Comet Drive, Ft. Washington, MD 20744, File No. 121944.00052.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121957 (4-7-4-14-4-21)

NOTICE

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

EUGENE ATKINSON
 ROBERTA C. ATKINSON
 1813 Catherine Fran Drive
 Accokeek, MD 20607
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 15-16050

Notice is hereby given this 29th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1813 Catherine Fran Drive, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$193,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121984 (4-7-4-14-4-21)

LEGALS

NOTICE

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

CESAR GARCIA
 FRUTO E. GARCIA
 MARIA C. SANCHEZ
 2013 Van Buren Street
 IRTA 2013 Van Buren Street 1
 Hyattsville, MD 20782
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 14-22295

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2013 Van Buren Street, IRTA 2013 Van Buren Street 1, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$203,100.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121977 (4-7-4-14-4-21)

NOTICE

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

DARRIN BLOXSON, INDIVIDU-
 ALLY AND AS TRUSTEE UNDER
 THE BLOXSON LIVING TRUST
 DATED 04/27/07
 STEFANIE D. BLOXSON, INDI-
 VIDUALLY AND AS TRUSTEE
 UNDER THE BLOXSON LIVING
 TRUST DATED 04/27/07
 2015 Mountain Wood Court
 Upper Marlboro, MD 20774
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 15-40301

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2015 Mountain Wood Court, 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 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$459,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121976 (4-7-4-14-4-21)

LEGALS

NOTICE

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

MAURICE A. SIMMONS
 LORI SIMMONS AKA
 LORI BURGE-SIMMONS
 6100 Maple Rock Way
 District Heights, MD 20747
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 15-35679

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6100 Maple Rock Way, 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 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$175,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121975 (4-7-4-14-4-21)

NOTICE

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

MAVIS C. WRIGHT
 ISHMAEL WRIGHT
 1603 Thomas Road
 Fort Washington, MD 20744
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 14-27880

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1603 Thomas Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$174,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121973 (4-7-4-14-4-21)

LEGALS

NOTICE

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

DONALD R. GIBSON
 DARLENE GIBSON
 15430 Jamie’s Way
 Accokeek, MD 20607
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 15-31578

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 15430 Jamie’s Way, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$285,618.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121972 (4-7-4-14-4-21)

NOTICE

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

JEAN PIERRE NUNEZ AKA
 JEAN PIERRE NUNEZ, SR.
 SHANOLA NUNEZ
 14453 Governors Grove Road
 Upper Marlboro, MD 20772
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 15-31631

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 14453 Governors Grove Road, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$200,600.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121971 (4-7-4-14-4-21)

LEGALS

NOTICE

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

MERCY COFFIE
 BENJAMIN JOSEPH
 7942 Suiter Way
 Hyattsville, MD 20785
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 15-20079

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7942 Suiter Way, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$148,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121970 (4-7-4-14-4-21)

NOTICE

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

PAUL STANCIL
 MADONNA STANCIL
 305 Farmhouse Road
 Accokeek, MD 20607
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 15-20493

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 305 Farmhouse Road, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$130,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121969 (4-7-4-14-4-21)

LEGALS

NOTICE

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

NICOLE DILLARD AKA
 NICHOLE DILLIARD
 8146 Allendale Drive
 Hyattsville ARTA Landover, MD
 20785
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 15-25965

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8146 Allendale Drive, Hyattsville ARTA Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$126,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121968 (4-7-4-14-4-21)

NOTICE

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

CHARLES A. ROMEO, SR.
 4203 Blacksnake Drive
 Hillcrest Heights, MD 20748
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 14-27886

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4203 Blacksnake Drive, Hillcrest Heights, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$353,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121967 (4-7-4-14-4-21)

LEGALS

NOTICE

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

JEAN S. POOKRUM
 9602 Teakwood Drive
 Upper Marlboro, MD 20774
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 16-00117

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9602 Teakwood Drive, 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 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$279,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121966 (4-7-4-14-4-21)

NOTICE

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

PETER PRYCE
 11801 Jester Court
 Bowie, MD 20721
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 14-20061

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 11801 Jester Court, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$263,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121965 (4-7-4-14-4-21)

NOTICE

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

VINCENT A. ROBINSON
 5619 Ager Road
 Hyattsville, MD 20782
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 15-35167

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5619 Ager Road, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$162,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121964 (4-7-4-14-4-21)

NOTICE

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

VERONCE WASHINGTON
 2707 Testway Avenue
 Fort Washington, MD 20744
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 15-32662

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2707 Testway Avenue, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$191,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121963 (4-7-4-14-4-21)

NOTICE

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

NICHOLAS J. FULLEN
 6416 Simmons Lane
 Clinton, MD 20735
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 15-20988

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6416 Simmons Lane, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$178,500.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121962 (4-7-4-14-4-21)

NOTICE

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

MARJORIE J. SHEPHERD
 1024 Glacier Avenue
 Capitol Heights, MD 20743
 Defendant(s)

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 14-32288

Notice is hereby given this 25th day of March, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1024 Glacier Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2016. The report states the purchase price at the Foreclosure sale to be \$112,157.67.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 121961 (4-7-4-14-4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6820 JADE COURT
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Orviel B Alam and Estate of Julie G Alam, dated October 29, 2004, and recorded in Liber 20948 at folio 232 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
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 \$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 twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-35375)

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

121863(3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6511 MARLBORO PIKE
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Donna Joe Allen and William W. Allen, dated February 16, 2007, and recorded in Liber 27344 at folio 523 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
AT 9:06 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 5.546% 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 # 14-609814)

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

121864(3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

15730 ENSLEIGH LANE
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Edward A Meyers, dated February 28, 2007, and recorded in Liber 27332 at folio 173 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
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 \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-601844)

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

121865(3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

4709 RIDGELINE TERRACE UNIT 289
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Constance Rhem, dated January 29, 2007, and recorded in Liber 27255 at folio 384 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
AT 9:16 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 # 15-612941)

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

121939(4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

203 9TH STREET
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Julie A. Croker and Susan C. Ordakowski, dated November 29, 2005, and recorded in Liber 24234 at folio 186 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
AT 9:17 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 twenty (20) 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 # 15-612914)

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

121940(4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

5503 SAN JUAN DRIVE
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Daniel Millan-Ruiz, dated December 8, 2006, and recorded in Liber 26903 at folio 455 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
AT 9:08 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 6.375% 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 # 2012-24566)

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

121866(3-31,4-7,4-14)

IT PAYS TO ADVERTISE!

The Prince George’s Post

Call Brenda Boice at 301 627 0900

LEGALS

ORDER OF PUBLICATION

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

v.

CENTRAL AVENUE ASSOCIATES
 LIMITED PARTNERSHIP

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Campus Way
 Account Number: 13 1421650
 Description: .9100 Acres
 Map 068 Grid B2 Par 068
 Assmt: \$124,200.00
 Liber/Folio: 6193/207
 Assessed To: Central Avenue Asso-
 ciates Limited Partnership

In the Circuit Court for
 Prince George’s County, Maryland
 Case No.: CAE 16-04463

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

Property Address: 0 Campus Way
 Account Number: 13 1421650
 Description: .9100 Acres
 Map 068 Grid B2 Par 068
 Assmt: \$124,200.00
 Liber/Folio: 6193/207
 Assessed To: Central Avenue Asso-
 ciates Limited Partnership

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 4th day of
 April, 2016, by the Circuit Court for
 Prince George’s County;

ORDERED, that notice be given by
 the insertion of a copy of this Order
 in the Prince George’s Post, a news-
 paper having general circulation in
 Prince George’s County, once a
 week for three successive weeks on
 or before the 29th day of April, 2016,
 warning all persons interested in the
 said properties to be and appear in
 this Court by the 7th day of June,
 2016, 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
 122040 (4-14,4-21,4-28)

ORDER OF PUBLICATION

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

v.

EDWARD K. ANSONG

and

PRINCE GEORGE’S COUNTY

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

Property Address: 6303 61st Pl,
 Riverdale, MD 20737
 Account Number: 19 5523235
 Description: Riverdale Heights,
 Lot 40, Blk 23 3,613.0000 Sq. Ft.
 Assmt: \$71,400.00
 Liber/Folio: 29915/318
 Assessed To: Ansong, Edward K

In the Circuit Court for
 Prince George’s County, Maryland
 Case No.: CAE 16-04469

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

Property Address: 6303 61st Pl,
 Riverdale, MD 20737
 Account Number: 19 5523235
 Description: Riverdale Heights,
 Lot 40, Blk 23 3,613.0000 Sq. Ft.
 Assmt: \$71,400.00
 Liber/Folio: 29915/318
 Assessed To: Ansong, Edward K

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 4th day of
 April, 2016, by the Circuit Court for
 Prince George’s County;

ORDERED, that notice be given by
 the insertion of a copy of this Order
 in the Prince George’s Post, a news-
 paper having general circulation in
 Prince George’s County, once a
 week for three successive weeks on
 or before the 29th day of April, 2016,
 warning all persons interested in the
 said properties to be and appear in
 this Court by the 7th day of June,
 2016, 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
 122045 (4-14,4-21,4-28)

ORDER OF PUBLICATION

US BANK AS CUSTODIAN
 FOR PTL PARTNERS, LLC
 35 Fulford Avenue, Suite 203
 Bel Air, Maryland 21014

v.

KADY WILLIAMS & ASSOCIATES,
 INC.

and

PRINCE GEORGE’S COUNTY

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

Property Address:
 9100 SHERIDAN ST
 Account Number: 20 3309143
 Description: 11,461.000 Sq.Ft.
 Green Wood Forest Lot 21 Blk S
 Assmt: \$55,700.00
 Liber/Folio: 12833/28
 Assessed To: Kady Williams & As-
 sociates Inc.

In the Circuit Court for
 Prince George’s County, Maryland
 Case No.: CAE 16-07431

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

Property Address:
 9100 SHERIDAN ST
 Account Number: 20 3309143
 Description: 11,461.000 Sq.Ft.
 Green Wood Forest Lot 21 Blk S
 Assmt: \$55,700.00
 Liber/Folio: 12833/28
 Assessed To: Kady Williams & As-
 sociates Inc.

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

It is thereupon this 4th day of
 April, 2016, by the Circuit Court for
 Prince George’s County;

ORDERED, that notice be given by
 the insertion of a copy of this Order
 in the Prince George’s Post, a news-
 paper having general circulation in
 Prince George’s County, once a
 week for three successive weeks on
 or before the 29th day of April, 2016,
 warning all persons interested in the
 said properties to be and appear in
 this Court by the 7th day of June,
 2016, 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
 122048 (4-14,4-21,4-28)

LEGALS

ORDER OF PUBLICATION

US BANK AS CUSTODIAN
 FOR PTL PARTNERS, LLC
 35 Fulford Avenue, Suite 203
 Bel Air, Maryland 21014

v.

EDWARD J GRUBER

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Old Fort Rd,
 Fort Washington, MD 20744
 Account Number: 05 0399659
 Description: Lots 21, 22
 37,596.0000 Sq.Ft. Friendly Hills
 Assmt: \$122,900.00
 Liber/Folio: 33004/316
 Assessed To: Gruber Edward J

In the Circuit Court for
 Prince George’s County, Maryland
 Case No.: CAE 16-07432

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

Property Address: 0 Old Fort Rd,
 Fort Washington, MD 20744
 Account Number: 05 0399659
 Description: Lots 21, 22
 37,596.0000 Sq.Ft. Friendly Hills
 Assmt: \$122,900.00
 Liber/Folio: 33004/316
 Assessed To: Gruber Edward J

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 4th day of
 April, 2016, by the Circuit Court for
 Prince George’s County;

ORDERED, that notice be given by
 the insertion of a copy of this Order
 in the Prince George’s Post, a news-
 paper having general circulation in
 Prince George’s County, once a
 week for three successive weeks on
 or before the 29th day of April, 2016,
 warning all persons interested in the
 said properties to be and appear in
 this Court by the 7th day of June,
 2016, 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
 122049 (4-14,4-21,4-28)

LEGALS

ORDER OF PUBLICATION

US BANK AS CUSTODIAN
 FOR PTL PARTNERS, LLC
 35 Fulford Avenue, Suite 203
 Bel Air, Maryland 21014

v.

LOUISE A. TAYLOR

and

PRINCE GEORGE’S COUNTY

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

Property Address: 21402 Aquasco
 Rd, Aquasco, MD 20608
 Account Number: 08 0844811
 Description: (Imp Raze 7/1/00)
 3.1500 Acres Map 180 Grid D1 Par
 008
 Assmt: \$88,700.00
 Liber/Folio: 7499/839
 Assessed To: Taylor, Louise A.

In the Circuit Court for
 Prince George’s County, Maryland
 Case No.: CAE 16-07436

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

Property Address: 21402 Aquasco
 Rd, Aquasco, MD 20608
 Account Number: 08 0844811
 Description: (Imp Raze 7/1/00)
 3.1500 Acres Map 180 Grid D1 Par
 008
 Assmt: \$88,700.00
 Liber/Folio: 7499/839
 Assessed To: Taylor, Louise A.

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 4th day of
 April, 2016, by the Circuit Court for
 Prince George’s County;

ORDERED, that notice be given by
 the insertion of a copy of this Order
 in the Prince George’s Post, a news-
 paper having general circulation in
 Prince George’s County, once a
 week for three successive weeks on
 or before the 29th day of April, 2016,
 warning all persons interested in the
 said properties to be and appear in
 this Court by the 7th day of June,
 2016, 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
 122053 (4-14,4-21,4-28)

ORDER OF PUBLICATION

US BANK AS CUSTODIAN
 FOR PTL PARTNERS, LLC
 35 Fulford Avenue, Suite 203
 Bel Air, Maryland 21014

v.

ALLIANCE BUILDERS CO.

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Larchdale Rd.,
 Laurel, MD 20708
 Account Number: 10 1105246
 Description: Tri at NW Cor Parcel
 A Eq.2097 Acres 9,134.0000 Sq. Ft.
 Fox Rest South
 Assmt: \$91,300.00
 Liber/Folio: 6263/850
 Assessed To: Alliance Builders Co.

In the Circuit Court for
 Prince George’s County, Maryland
 Case No.: CAE 16-07438

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

Property Address: 0 Larchdale Rd.,
 Laurel, MD 20708
 Account Number: 10 1105246
 Description: Tri at NW Cor Parcel
 A Eq.2097 Acres 9,134.0000 Sq. Ft.
 Fox Rest South
 Assmt: \$91,300.00
 Liber/Folio: 6263/850
 Assessed To: Alliance Builders Co.

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 4th day of
 April, 2016, by the Circuit Court for
 Prince George’s County;

ORDERED, that notice be given by
 the insertion of a copy of this Order
 in the Prince George’s Post, a news-
 paper having general circulation in
 Prince George’s County, once a
 week for three successive weeks on
 or before the 29th day of April, 2016,
 warning all persons interested in the
 said properties to be and appear in
 this Court by the 7th day of June,
 2016, 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
 122055 (4-14,4-21,4-28)

LEGALS

NOTICE

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

v.

Mary E. Pressley
 7614 Leona Street
 District Heights, MD 20747

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 16-01549

Notice is hereby given this 7th day
 of April, 2016, by the Circuit Court
 for Prince George’s County, that the
 sale of the property mentioned in
 these proceedings, made and re-
 ported, will be ratified and con-
 firmed, unless cause to the contrary
 thereof be shown on or before the
 9th day of May, 2016, provided a
 copy of this notice be published in a
 newspaper of general circulation in
 Prince George’s County, once in
 each of three successive weeks be-
 fore the 9th day of May, 2016.

The Report of Sale states the
 amount of the foreclosure sale price
 to be \$116,393.98. The property sold
 herein is known as 7614 Leona
 Street, District Heights, MD 20747.

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

True Copy—Test:
 Sydney J. Harrison, Clerk
 122105 (4-14,4-21,4-28)

NOTICE

BENJAMIN P. SMITH, *et al.*
 Substitute Trustees,

vs.

E.S.E.P. MANAGEMENT GROUP,
 INC., *et al.*

In the Circuit Court for Prince
 George’s County, Maryland
 Civil No. CAEF 16-01349

NOTICE PURSUANT
 TO RULE 14-305(C)

Pursuant to Rule 14-305(c), Notice
 is hereby given this 1st day of April,
 2016, by the Circuit Court for Prince
 George’s County, Maryland, that the
 sale of the property mentioned
 in these proceedings, made and re-
 ported by Benjamin P. Smith, one of
 the trustees herein, will be ratified
 and confirmed, unless cause to the
 contrary thereof be shown on or be-
 fore the 2nd day of May, 2016, pro-
 vided a copy of this Notice be
 inserted in some newspaper pub-
 lished in said County once in each
 of three successive weeks before the
 2nd day of May, 2016.

The report states the amount of
 sale to be \$55,000.00. The property
 sold has the following street ad-
 dress: 1104 Larchmont Avenue,
 Capitol Heights, MD 20743 File No.
 121944.00058.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 122033 (4-14,4-21,4-28)

NOTICE

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

v.

PHYLLIS LURAIN MOHAMED
 8675 Greenbelt Road, Unit # 102
 Greenbelt, MD 20770

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 14-27986

Notice is hereby given this 6th day
 of April, 2016 by the Circuit Court
 for Prince George’s County, Mary-
 land, that the sale of the property
 mentioned in these proceedings and
 described as 8675 Greenbelt Road,
 Unit # 102, Greenbelt, MD 20770,
 made and reported by the Substi-
 tute Trustee, will be RATIFIED
 AND CONFIRMED, unless cause to
 the contrary thereof be shown on or
 before the 6th day of May, 2016, pro-
 vided a copy of this NOTICE be in-
 serted in some weekly newspaper
 printed in said County, once in each
 of three successive weeks before the
 6th day of May, 2016.

The report states the purchase
 price at the Foreclosure sale to be
 \$30,000.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 122077 (4-14,4-21,4-28)

LEGALS

NOTICE

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

v.

BRIAN S. PUCKETT
 DOLORES M. PUCKETT
 14809 Kimberwick Drive
 Bowie, MD 20715

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAEF 14-29440

Notice is hereby given this 6th day
 of April, 2016 by the Circuit Court
 for Prince George’s County, Mary-
 land, that the sale of the property
 mentioned in these proceedings and
 described as 14809 Kimberwick
 Drive, Bowie, MD 20715, made and
 reported by the Substitute Trustee,
 will be RATIFIED AND CON-
 FIRMED, unless cause to the con-
 trary thereof be shown on or before
 the 6th day of May, 2016, provided
 a copy of this NOTICE be inserted
 in some weekly newspaper printed
 in said County, once in each of three
 successive weeks before the 6th day
 of May, 2016.

The report states the purchase
 price at the Foreclosure sale to be
 \$327,700.00.

SYDNEY J. HARRISON
 Clerk, Circuit Court for
 Prince George’s County, MD

True Copy—Test:
 Sydney J. Harrison, Clerk
 122078 (4-14,4-21,4-28)

LEGALS

NOTICE

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

15526 ORCHARD RUN DRIVE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Robert Marc Sherman and Laura M. Sherman, dated May 13, 2005 and recorded in Liber 22856, Folio 551 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$393,750.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 3, 2016 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 \$52,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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, Randall J. Rolls, and Donald P. Griswold,
Substitute Trustees

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

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

122093 (4-14,4-21,4-28)

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.

12017 FAIRWAY MANOR COURT
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Kenyatta Dorey Graves, dated May 25, 2004, and recorded in Liber 19866 at folio 714 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
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 \$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 twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-09131)

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

121867 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

15704 CHESWICKE LN
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Robin C. Mitchell and Ricky Mitchell, dated September 12, 2006 and recorded in Liber 27208, Folio 616 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$665,500.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 3, 2016 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 \$95,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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

122094 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

2506 ATRIUM COURT
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Kimberly Holt and Andrew Charles Holt, dated November 10, 2006, and recorded in Liber 29742 at folio 721 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
AT 9:13 AM

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

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 \$34,000.00 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 twenty (20) 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 # 14-606902)

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

121868 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

9314 FOX RUN DRIVE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from William J. Allen, dated January 5, 2009 and recorded in Liber 30296, Folio 337 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,920.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 3, 2016 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 \$32,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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

122095 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

12916 WINDBROOK DRIVE
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Britney Rice, dated August 14, 2013, and recorded in Liber 35136 at folio 188 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
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 \$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 twenty (20) 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 # 14-608695)

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

121870 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

9434 WASHINGTON BOULEVARD
 LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Folarin P. Awofala, dated March 7, 2007 and recorded in Liber 27450, Folio 191 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$227,100.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 19, 2016 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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

 121852 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

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

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

APRIL 19, 2016
 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 \$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 twenty (20) 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

 121860 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

4348 APPLEGATE LANE, UNIT 9
 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Gary Colbert, dated March 12, 2013 and recorded in Liber 34547, Folio 32 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$113,493.80, 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 **APRIL 19, 2016 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 \$12,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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, Randall J. Rolls, and Christopher Peck,
 Substitute Trustees

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

 121853 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

12910 CENTER PARK WAY
 UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Darlene Robinson and Frederick Robinson, dated January 7, 2013, and recorded in Liber 34343 at folio 325 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
 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 \$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 twenty (20) 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 # 15-615009)

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

 121928 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

1115 CAPITOL HEIGHTS BOULEVARD,
 A/K/A 1115 CAPITAL HEIGHTS BOULEVARD
 CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Nathaniel Coates and Carrie E. West, dated July 7, 1998 and recorded in Liber 12362, Folio 421 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$80,675.00, and an original interest rate of 8.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 19, 2016 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 \$7,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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, Randall J. Rolls, and Michael McKeefery,
 Substitute Trustees

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

 121854 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

7731 EMERSON ROAD
 HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Lance Gatling, dated December 15, 2006, and recorded in Liber 27189 at folio 085 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
 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 \$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 twenty (20) 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 # 14-609972)

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

 121929 (4-7,4-14,4-21)

LEGALS

Robert Clayton Cooper
6856 Eastern Avenue NW, Ste. 350
Washington, DC 20012
202-265-4520

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY HOWARD RICE

Notice is given that Ronnie R Rice whose address is 616 21st Street, NE, Washington, DC 20002 was on March 30, 2016 appointed Personal Representative of the estate of Shirley Howard Rice who died on January 14, 2016 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 30th day of September, 2016.

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.

RONNIE R RICE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 102688

122028 (4-7,4-14,4-21)

NOTICE

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

v.

Donald R. Robinson,
Personal Representative for the Estate of Royce Joseph Robinson
3807 28th Avenue, Unit 13
Temple Hills, MD 20748
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 15-40320**

Notice is hereby given this 24th day of March, 2016, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of April, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 25th day of April, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$12,555.00. The property sold herein is known as 3807 28th Avenue, Unit 13, Temple Hills, MD 20748.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
121901 (3-31,4-7,4-14)

NOTICE

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

vs.

Scott W. Pitcher and
Barbara L. Pitcher
Defendants

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

CIVIL NO. CAEF 15-37115

ORDERED, this 31st day of March, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1 Morton Place, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of May, 2016 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 2nd day of May, 2016, next.

The report states the amount of sale to be \$127,000.00.

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

121989 (4-7,4-14,4-21)

Lorna M. Henry, Esq.
1308 Ninth Street, NW, Suite 300
Washington, D.C. 20001
202-387-5800

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRY A. ALFORD

Notice is given that Kristal Parker, whose address is 309 Yoakum Parkway, #1508, Alexandria, VA 22304, was on March 28, 2016 appointed Personal Representative of the estate of Henry A. Alford who died on March 2, 2016 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 28th day of September, 2016.

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.

KRISTAL A. PARKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 102595

121934 (4-7,4-14,4-21)

NOTICE

JEREMY K. FISHMAN, et al.
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852
Substitute Trustees

vs.

**ESTATE OF BETTY TRAVERS,
PERSONAL REPRESENTATIVE
TYNEISHA E. TRAVERS
TYNEISHA E. TRAVERS**
6001 Holton Lane
Temple Hills, MD 20748
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Civil Action No. CAEF 15-04131**

Notice is hereby given this 31st day of March, 2016, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6001 Holton Lane Temple Hills, MD 20748 made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 2nd day of May, 2016, 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 2nd day of May, 2016, next.

The Report of Sale states the amount of sale to be One Hundred Fourteen Thousand Four Hundred Thirty Two Dollars and Seventy Seven Cents (\$114,432.77).

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
121941 (4-7,4-14,4-21)

NOTICE

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

vs.

Estate of Hugh Bazemore
Defendant

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

CIVIL NO. CAEF 15-35728

ORDERED, this 31st day of March, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 531 Wilson Bridge Drive #6730, Oxon Hill, Maryland 20745 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 2nd day of May, 2016 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 2nd day of May, 2016, next.

The report states the amount of sale to be \$51,300.00.

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

121992 (4-7,4-14,4-21)

LEGALS

Benjamin C Marcoux
7850 Walker Drive, Suite 160
Greenbelt, MD 20770
301-459-8200

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRADFORD WAYNE GREELEY

Notice is given that Jerry W Greeley, whose address is 4846 Martinique Way, Naples, FL 34119, was on March 30, 2016 appointed Personal Representative of the estate of Bradford Wayne Greeley, who died on January 24, 2016 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 30th day of September, 2016.

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.

JERRY W. GREELEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 102472

122029 (4-7,4-14,4-21)

NOTICE

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

v.

Nathaniel L. Hurley,
Personal Representative for the Estate of Madeline Jones
5418 Gallatin Street
Hyattsville, MD 20781
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 16-01275**

Notice is hereby given this 4th day of April, 2016, 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 May, 2016, 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 May, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$166,000.00. The property sold herein is known as 5418 Gallatin Street, Hyattsville, MD 20781.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
122036 (4-14,4-21,4-28)

NOTICE

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

vs.

Alexander H Wilson and
Jeffrey Wilson
Defendants

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

CIVIL NO. CAEF 15-32619

ORDERED, this 29th day of March, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4505 Romlon Street Unit #104, 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 29th day of April, 2016 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 29th day of April, 2016, next.

The report states the amount of sale to be \$65,360.00.

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

121983 (4-7,4-14,4-21)

LEGALS

NOTICE

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

vs.

Hubert L. Sinclair
Defendant

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

CIVIL NO. CAEF 15-36849

ORDERED, this 25th day of March, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2502 Cool Spring 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 25th day of April, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of April, 2016, next.

The report states the amount of sale to be \$177,000.00.

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

121959 (4-7,4-14,4-21)

NOTICE

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

vs.

Alicia Lawanda Blanc
Defendant

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

CIVIL NO. CAEF 15-35611

ORDERED, this 28th day of March, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 15755 Easthaven Court #403, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of April, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of April, 2016, next.

The report states the amount of sale to be \$108,000.00.

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

121960 (4-7,4-14,4-21)

NOTICE

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

vs.

Janice C. Bryant AKA Janice
Christina Bryant
Defendant

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

CIVIL NO. CAEF 15-31714

ORDERED, this 21st day of March, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 13107 Eddington Drive, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of April, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of April, 2016, next.

The report states the amount of sale to be \$158,063.00.

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

121883 (3-31,4-7,4-14)

NOTICE

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

vs.

Dean S Cavanaugh,
Sherrill A Cavanaugh and Cavanaugh/Tillery Family Trust
Defendants

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

CIVIL NO. CAEF 15-26329

ORDERED, this 21st day of March, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 132 Weymouth Street, 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 21st day of April, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of April, 2016, next.

The report states the amount of sale to be \$263,300.00.

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

121884 (3-31,4-7,4-14)

LEGALS

NOTICE

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

vs.

Petrina R. Wynn
Defendant

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

CIVIL NO. CAEF 16-01049

ORDERED, this 31st day of March, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 702 Capitol Heights Boulevard, 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 2nd day of May, 2016 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 2nd day of May, 2016, next.

The report states the amount of sale to be \$140,000.00.

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

121990 (4-7,4-14,4-21)

NOTICE

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

vs.

Estate of Marva L. Blunt
Defendant

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

CIVIL NO. CAEF 15-25402

ORDERED, this 31st day of March, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3079 Sunset Lane, Suitland, Maryland 20746 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of May, 2016 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 2nd day of May, 2016, next.

The report states the amount of sale to be \$108,610.45.

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

121991 (4-7,4-14,4-21)

NOTICE

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

vs.

Charrise E. Williams
Defendant

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

CIVIL NO. CAEF 15-35710

ORDERED, this 21st day of March, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3841 26th Avenue, 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 21st day of April, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of April, 2016, next.

The report states the amount of sale to be \$35,519.71.

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

121882 (3-31,4-7,4-14)

NOTICE

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

vs.

Sheila M. Brooks-Saunders
Defendant

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

CIVIL NO. CAEF 15-20657

ORDERED, this 22nd day of March, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1131 Carrington Avenue, 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 April, 2016 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 April, 2016, next.

The report states the amount of sale to be \$131,439.55.

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

121897 (3-31,4-7,4-14)

ORDER OF PUBLICATION

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

vs.

Plaintiff

Prince George’s County, Maryland
and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District of Prince George’s County, described as follows:
Account No. 18-1991652; known as 6,250 Sq Ft & Imps. Cedar Heights. Street address of 813 Balsamtree Pl.

Defendants
**In the Circuit Court for
Prince George’s County, Maryland
Civil Division**
Civil Action No. CAE 14-07041

**1ST AMENDED
ORDER OF PUBLICATION**

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

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

It is thereupon this 29th day of March, 2016 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 circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 22nd day of April, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 31st day of May, 2016 and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Sydney J. Harrison, Clerk
121993 (4-7,4-14,4-21)

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
MARY MAGDALEN SAVINSKI**
Estate No.: 102577

**NOTICE OF JUDICIAL
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by JOSHUA E. ZUKERBERG for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on **MAY 9, 2016 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 20773-1729
122031 (4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

7301 CALEDON COURT
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Grace Ndifor and Francis A Njie, dated July 24, 2006, and recorded in Liber 25944 at folio 098 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
AT 9:18 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$44,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 # 15-614901)

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

121873 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

9801 BALD HILL ROAD
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Jeremy S Campbell, dated September 18, 2003, and recorded in Liber 19042 at folio 722 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
AT 9:32 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 twenty (20) 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 # 14-610248)

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

121981 (4-7,4-14,4-21)

THE PRINCE
GEORGE’S POST
Call
301-627-0900
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

10424 ELDERS HOLLOW DRIVE
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Linda E Bass, dated December 1, 2006, and recorded in Liber 27821 at folio 606 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
AT 9:20 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 twenty (20) 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 7.25% 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 # 2011-09964)

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

121875 (3-31,4-7,4-14)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 19, 2016
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

2:00 P.M.

Notice is hereby given that on Tuesday, April 19, 2016, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-11-2016 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - PRINCE GEORGE'S COUNTY POLICE CIVILIAN EMPLOYEES ASSOCIATION for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's County Police Civilian Employees Association to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board.

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
Derrick Leon Davis, Chairman

ATTEST:
Redis C. Floyd
Clerk of the Council

121996 (4-7,4-14)

CITY OF SEAT PLEASANT
PUBLIC HEARING
FISCAL YEAR 2017 BUDGET

Monday, April 11, 2016
6:00 P.M.
&
Saturday, April 16, 2016
10:00 A.M.

City Hall
6301 Addison Road
Seat Pleasant MD 20743

The hearings are open to the public and public testimony is encouraged. Persons with questions regarding this hearing may call the City Clerk at (301) 336-2600 for more information.

121979 (4-7,4-14)

CITY OF SEAT PLEASANT

Notice to fill Vacancy—Council member

The City of Seat Pleasant City Council has two vacant Council seats.

Any qualified resident of the City of Seat Pleasant who desires to be a candidate for Councilmember-At-Large and Councilmember for Ward V must submit their resume, letter of interest, and Candidate Nomination Petition by Monday, May 2, 2016 before 5:00p.m.

All submissions for consideration MUST be filed in the office of the City Clerk, Seat Pleasant City Hall, 6301 Addison Road, Seat Pleasant, Maryland 20743, Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.

121980 (4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

FRONT FOOT BENEFIT

Subject to the payment of deferred water and sewer facilities charges in the amount of \$690.26, due and payable on January 31 of each and every year for a period of 30 years from the commencement date.

607 COVER LANE
ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Gerald Innocent and Nathalie Mondesir-Innocent, dated December 6, 2006, and recorded in Liber 28287 at folio 636 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
AT 9:21 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$45,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.1% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-605180)

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

121876 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

7804 GREEN STREET
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Don-taye A. Young, dated March 6, 2006 and recorded in Liber 25017, Folio 405 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,000.00, 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 APRIL 19, 2016 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 \$16,000.00 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. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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

121851 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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

1610 SHADY GLEN DRIVE
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Derwin A. Bryant Jr. and Craig L Jones, dated September 16, 2005, and recorded in Liber 23108 at folio 755 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 3, 2016
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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 # 14-601391)

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

122007 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

6316 DANNER DRIVE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Tracey K. Ellington, dated November 22, 2013 and recorded in Liber 35506, Folio 010 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$331,877.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 3, 2016 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$34,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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

122084 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

4409 LANCEFIELD LANE
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Francisca Njoku and Joel Njoku, dated February 23, 2007, and recorded in Liber 27416 at folio 415 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 3, 2016
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 \$47,000.00 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 twenty (20) 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 # 15-614826)

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

122008 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

5607 HARTFIELD AVENUE
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Vidal E. Hayes and Diane Marie Smerechniak-Hayes, dated February 2, 2009 and recorded in Liber 30381, Folio 388 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$387,500.00, 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 MAY 3, 2016 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 \$52,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

122085 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

8211 MATHEW COURT
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Sidoine Djimbou, dated July 13, 2005, and recorded in Liber 22814 at folio 733 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 3, 2016
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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 5.375% 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 # 14-606999)

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

122009 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1603 ROBIN COURT
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Dennis Erick Johnson and Margaret Golphin Johnson, dated March 30, 2012 and recorded in Liber 33909, Folio 453 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$342,000.00, and an original interest rate of 5.060%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 3, 2016 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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

122086 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

9506 TOUCAN DRIVE
 UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Myrdest Avent, dated February 16, 2006, and recorded in Liber 26185 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

MAY 3, 2016
 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 \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 # [15-616753](#))

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

122010
 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

7114 RIVERDALE ROAD
 LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Tau-rean E. Azubuike, dated January 16, 2013 and recorded in Liber 34291, Folio 338 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$245,471.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 3, 2016 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 \$24,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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, Michael McKeefery, and Christianna Kersey,
 Substitute Trustees

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

122087
 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

7904 DARCY ROAD
 DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Booker T. Staten Jr and Estate of Helen M. Staten, dated November 14, 2006, and recorded in Liber 28609 at folio 165 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 3, 2016
 AT 9:04 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 # [15-611986](#))

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

122011
 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

3007 ALEXANDER PLACE
 BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Naonnida M. Scoggins-Logan, dated June 23, 2006 and recorded in Liber 25897, Folio 262 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$410,000.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 3, 2016 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 \$40,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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, Randall J. Rolls, and Michael McKeefery,
 Substitute Trustees

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

122088
 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

5408 SAINT BARNABAS ROAD
 OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from James Davis and Marschelle Davis, dated July 16, 2007, and recorded in Liber 28379 at folio 530 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 3, 2016
 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 \$34,000.00 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 twenty (20) 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 # [2013-41932](#))

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

122012
 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

602 EVENING STAR PLACE
 BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Marie C. Dambreville, dated January 4, 2006 and recorded in Liber 24301, Folio 207 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,000.00, 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 **MAY 3, 2016 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 \$25,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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

122089
 (4-14,4-21,4-28)

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

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

**6807 PERRYWOOD ROAD
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Audalene M. Jefferson, dated September 19, 2006 and recorded in Liber 26508, Folio 270 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$472,000.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 3, 2016 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$48,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

122032 (4-14,4-21,4-28)

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

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

**5631 ELBERTON PL
HYATTSVILLE, MARYLAND 20781**

By virtue of the power and authority contained in a Deed of Trust from Pedro Umana, Darwin O Lazo and Ana Y. Salvador, dated May 25, 2006, and recorded in Liber 25672 at folio 188 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 3, 2016
AT 9:08 AM**

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 # 15-613882)

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

122015 (4-14,4-21,4-28)

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

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

**33 THURSTON DRIVE
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Samuel B. Kamara, dated June 26, 2006 and recorded in Liber 25789, Folio 531 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$360,000.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 3, 2016 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$36,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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

122082 (4-14,4-21,4-28)

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.**

**8024 WINGATE DRIVE
GLENN DALE, MARYLAND 20769**

By virtue of the power and authority contained in a Deed of Trust from Aleta Y Alsop and Alonso Alsop, dated September 15, 2006, and recorded in Liber 26349 at folio 191 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 3, 2016
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 \$63,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 # 14-601745)

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

122016 (4-14,4-21,4-28)

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

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

**2311 TIMBERCREST DRIVE
FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Xavier Lavette Brooks, and Janice A. Brooks, dated October 28, 2002 and recorded in Liber 17399, Folio 225 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$127,273.00, and an original interest rate of 3.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 3, 2016 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 \$13,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

122083 (4-14,4-21,4-28)

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.**

**3703 NEARBROOK AVENUE
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Beverly A. Wiese, dated December 19, 2005, and recorded in Liber 25409 at folio 226 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 3, 2016
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 \$13,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 # 15-616775)

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

122017 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

7011 PALAMAR TERRACE
 LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Agnes Samuel, dated November 30, 2005, and recorded in Liber 24360 at folio 028 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
 AT 9:24 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 twenty (20) 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 7.625% 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 # 15-616668)

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

121879
 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

1634 WILLOWOOD COURT
 HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Millicent Liburd and Ayesha Richardson, dated March 16, 2004 and recorded in Liber 19571, Folio 323 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$100,028.00, and an original interest rate of 6.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 19, 2016 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 \$11,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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

121857
 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

17223 BROOKMEADOW LANE
 UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Kevin Sykes and Toya Henry, dated March 28, 2005, and recorded in Liber 22085 at folio 730 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
 AT 9:25 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 twenty (20) 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 9.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-25207)

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

121898
 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

5117 FLINTRIDGE DRIVE
 NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Patricia M. Doran, dated August 20, 2007 and recorded in Liber 28622, Folio 234 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,836.98, and an original interest rate of 1.230%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 26, 2016 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 \$32,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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

121923
 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

1114 GONDAR AVENUE
 HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Nelis H. Amaya de Ramos and Donald Roberto Ramos aka Donald Ramos, dated October 13, 2005, and recorded in Liber 24381 at folio 104 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
 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 \$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 twenty (20) 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 # 15-614338)

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

121927
 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

2613 OXON RUN DRIVE
 TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Claudia M. Martinez and Martha A. Flores, dated October 18, 2005 and recorded in Liber 23504, Folio 693 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$205,640.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 26, 2016 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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, Randall J. Rolls, and Christopher Peck,
 Substitute Trustees

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

121924
 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

6815 PEPPER STREET
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Shirley Scott, dated May 30, 2007 and recorded in Liber 28256, Folio 175 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$261,835.69, and an original interest rate of 1.860%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 19, 2016 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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

121855 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

FRONT FOOT BENEFIT

Subject to the payment of Deferred Water and Sewer Facilities
Charges in the amount of \$820.00 per year due and payable on
July 1 of each and every year

13807 CLARKE AVENUE
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Orlando Roque aka Orlando M. Roque and Sayra Roque, dated August 30, 2006, and recorded in Liber 26137 at folio 007 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 # 15-616400)

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

121937 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

5719 LUSTINE STREET
HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Latif A. Rasheed and Lajoy R. Preston, dated December 26, 2012 and recorded in Liber 34314, Folio 376 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$446,431.00, and an original interest rate of 4.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 19, 2016 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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, Randall J. Rolls, and Michael McKeefery,
Substitute Trustees

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

121856 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3012 VICEROY AVENUE
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Patricia E Wilson and Paul E Wilson, dated May 18, 2007, and recorded in Liber 27926 at folio 721 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 3, 2016
AT 9:11 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 twenty (20) 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 8.9% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-605806)

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

122018 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

14500 DEW DRIVE
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Saidu Jabbie, dated January 27, 2010 and recorded in Liber 31458, Folio 150 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$523,100.00, and an original interest rate of 3.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 3, 2016 AT 11:00AM.**

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 \$63,000.00 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. At the Substitute Trustees's discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

121998 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

12803 CAROUSEL COURT
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Malcolm B. Clerkley II and Alexis D. Clerkley, dated August 28, 2006, and recorded in Liber 26277 at folio 331 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 3, 2016
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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 6.925% 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 # 15-617021)

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

122019 (4-14,4-21,4-28)

LEGALS

SALE
 Surplus Real Estate
 Prince George’s County

Prince George’s County, Maryland, is offering the following surplus prop-
 erties for sale. The price listed for each property is the fair market value,
 and each property is for sale at that price. This offer shall remain open
 through close of business **May 30, 2016**. Expressions of interest must include
 a ten percent (10%) earnest money deposit in the form of certified funds,
 payable to Prince George’s County, Maryland and must be submitted by
 close of business **May 30, 2016**. A separate deposit must be included for each
 expression of interest. If more than one party wishes to purchase a property,
 a sealed bid will be requested sometime after the closing date. Information
 concerning that process will be supplied to all interested parties. **Note: With
 the exception of #1 & 2, all properties listed are land and have no improve-
 ments. All properties are sold as is.**

- Tax account number 01-0028209; Lot 56, Block A, 4311 Ammendale Road, Beltsville, MD; 10,622 sq. ft.; fair market value is \$170,000.00. (Resolution No. CR-56-2015 Map 1-F)
- Tax account number 01-0046482; Lot 55, Block A, 4309 Ammendale Road, Beltsville, MD; 10,119 sq. ft.; fair market value is \$180,000.00. (Resolution No. CR-56-2015 Map 1-G)
- Tax account number 16-1825694; Lot 50, 4016 Crittenden Street, Hyattsville, MD; 9,182 sq. ft.; fair market value is \$50,000.00. (Resolution No. CR-56-2015 Map 2-A)
- Tax account number 17-1883446; Parcel I, Block B, 18th Avenue, Hyattsville, MD; 11,176 sq. ft.; fair market value is \$16,000.00. (Resolution No. CR-56-2015 Map 2-B)
- Tax account number 19-2157766; Lots 90-93, Block 10A, 57th Avenue, Riverdale, MD; 10,097 sq. ft.; fair market value is \$65,600.00. (Resolution No. CR-56-2015 Map 3-A)
- Tax account number 20-2173755; Lots 35 and 36, 37, Block D, Midra Drive, Lanham, MD; 6,000 sq. ft.; fair market value is \$24,900.00. (Resolution No. CR-56-2015 Map 3-B)
- Tax account number 14-1628981; Lot 16, Block F, Lincoln Avenue, Glenn Dale, MD; 7,500 sq. ft.; fair market value is \$1,500.00. (Resolution No. CR-56-2015 Map 3-D)
- Tax account number 07-0799262; Block C, Parcel F, 16100 Branch Court, Upper Marlboro, MD; 2.71 acres; fair market value is \$130,000.00. (Resolution No. CR-56-2015 Map 4-A)
- Tax account number 07-0798546; Lot 2, Block C, 800 Prince George’s Boulevard, Upper Marlboro, MD; 4.69 acres; fair market value is \$410,000.00. (Resolution No. CR-56-2015 Map 4-B)
- Tax account number 07-3422565; Lot 5, Block E, 15801 Commerce Court, Upper Marlboro, MD; 28.12 acres; fair market value is \$1,100,000.00. (Resolution No. CR-56-2015 Map 4-C)
- Tax account number 07-0799098; Block D, Parcel A, 1200 Popes Creek Drive, Upper Marlboro, MD; 14.88 acres; fair market value is \$390,000.00. (Resolution No. CR-56-2015 Map 4-F)
- Tax account number 14-1646322; Lot 18, Block 49, 9th Street, Bowie, MD; 2,500 sq. ft.; fair market value is \$300.00. (Resolution No. CR-56-2015 Map 4-H)
- Tax account number 13-1473529; Block J, Outlot A, Oxman Road, Landover, MD; 12,387 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 5-A)
- Tax account number 02-0115667; Lots 51 and 52, Block 10, Lawrence Street, Brentwood, MD; 4,000 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 5-B)
- Tax account number 18-1993740; Lot 18, Block 2, Oates Street, Seat Pleasant, MD; 2,875 sq. ft.; fair market value is \$12,900.00. (Resolution No. CR-56-2015 Map 5-C)
- Tax account number 18-2009397; Lots 15 and 16, Block 2, 1111 Oates Street, Capitol Heights, MD; 5,750 sq. ft.; fair market value is \$37,000.00. (Resolution No. CR-56-2015 Map 5-D)
- Tax account number 18-2066769; Lot 17, Block 2, Oates Street, Capitol Heights, MD; 2,875 sq. ft.; fair market value is \$12,900.00. (Resolution No. CR-56-2015 Map 5-E)
- Tax account number 18-2116382; Lot 519 & Pt. Lot 520 EX 18 SQ Ft, 5712 Hemlocktree Lane, Capitol Heights, MD; 6,482 sq. ft.; fair market value is \$35,000.00. (Resolution No. CR-56-2015 Map 5-F)
- Tax account number 18-2119816; Lots 12-15, Block 3, 5714 Jost Street, Capitol Heights, MD; 10,370 sq. ft.; fair market value is \$40,000.00. (Resolution No. CR-56-2015 Map 5-G)
- Tax account number 06-0469254; Block C, Outlot A, Ode Road, District Heights, MD; 10,414 sq. ft.; fair market value is \$62,000.00. (Resolution No. CR-56-2015 Map 6-A)
- Tax account number 18-1991413; Parcel 42, 711 Ritchie Road, Capitol Heights, MD; 7,802 sq. ft.; fair market value is \$46,000.00. (Resolution No. CR-56-2016 Map 6-B)
- Tax account number 06-0556175; Outlot East of Block A, Asheville Road, District Heights, MD; 7,110 sq. ft.; fair market value is \$46,200.00. (Resolution No. CR-56-2016 Map 6-C)
- Tax account number 07-0797928; Parcel 42, Claggett Landing Road, Upper Marlboro, MD; .35 acres; fair market value is \$22,900.00. (Resolution No. CR-56-2015 Map 6-D)
- Tax account number 07-0736504; Lot 9, Block F, King Court, Bowie, MD; 16,502 sq. ft.; fair market value is \$86,000.00. (Resolution No. CR-56-2015 Map 6-E)
- Tax account number 18-2007250; Lots 19-26, Block Que, Birchleaf Avenue, Capitol Heights, MD; 17,000 sq. ft.; fair market value is \$36,500.00 (Resolution No. CR-56-2015 Map 7-A)
- Tax account number 18-2080943; Lot 6, Block D, 110 Jonquil Avenue, Hyattsville, MD; 10,650 sq. ft.; fair market value is \$16,000.00. (Resolution No. CR-56-2015 Map 7-B)
- Tax account number 18-2080950; Lot 7, Block D, 112 Jonquil Avenue, Landover, MD; 14,793 sq. ft.; fair market value is \$20,000.00. (Resolution No. CR-56-2015 Map 7-C)
- Tax account number 18-1998707; Lot 1 and Lots 42-46, Block 62, 48th Avenue, Capitol Heights, MD; 12,000 sq. ft.; fair market value is \$37,000.00. (Resolution No. CR-56-2015 Map 7-D)
- Tax account number 18-2014835; Lots 39-41, Block 48, Opus Avenue, Capitol Heights, MD; 6,900 sq. ft.; fair market value is \$32,500.00. (Resolution No. CR-56-2015 Map 7-E)

LEGALS

- Tax account number 18-2011583; Lots 46-49, Block 31, Cumberland Street, Capitol Heights, MD; 8,000 sq. ft.; fair market value is \$7,300.00. (Resolution No. CR-56-2015 Map 7-F)
- Tax account number 06-0474064; Lot 1, Block A, Southern Avenue, Suitland, MD; 6,255 sq. ft.; fair market value is \$18,000.00. (Resolution No. CR-56-2015 Map 7-H)
- Tax account number 18-2035814; Lots 104 and 105, Block 46, 724 Capitol Heights Boulevard, Capitol Heights, MD; 4,047 sq. ft.; fair market value is \$22,500.00. (Resolution No. CR-56-2015 Map 7-I)
- Tax account number 18-2096626; Lots 19 and 20, Block 24, 913 Balboa Avenue, Capitol Heights, MD; 4,000 sq. ft.; fair market value is \$22,500.00. (Resolution No. CR-56-2015 Map 7-J)
- Tax account number 18-2059863; Lot 22 (Lot 23 2000 sq. ft. to #3247244 STR 99), Block 3, 5609 Eagle Street, Capitol Heights, MD; 2,000 sq. ft.; fair market value is \$10,000.00. (Resolution No. CR-56-2015 Map 7-K)
- Tax account number 18-2057677; Lots 6-10, Block 21, Emo Street, Capitol Heights, MD; 900 sq. ft.; fair market value is \$26,000.00. (Resolution No. CR-56-2015 Map 7-L)
- Tax account number 18-2034460; Lots 24 and 25, Block 13 Bayou Avenue, Capitol Heights, MD; 4,000 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 7-M)
- Tax account number 18-2068815; Lot 67, Block 31, 427 Nova Avenue, Capitol Heights, MD; 2,000 sq. ft.; fair market value is \$2,000.00. (Resolution No. CR-56-2015 Map 7-N)
- Tax account number 18-2105484; Lots 59-62, Block 35, Nova Avenue, Capitol Heights, MD; 9,200 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 7-O)
- Tax account number 06-0524272; Lots 38-39, Block 8, 1722 Quarter Avenue, Capitol Heights, MD; 4,000 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 7-P)
- Tax account number 18-2080570; Lot 1, Block 48, 5213 Doppler Street, Capitol Heights, MD; 2,500 sq. ft.; fair market value is \$500.00. (Resolution No. CR-56-2015 Map 7-Q)
- Tax account number 18-2006831; Lots 17-19, Block 8, Elsa Avenue, Landover, MD; 9,375 sq. ft.; fair market value is \$25,000.00. (Resolution No. CR-56-2015 Map 7-R)
- Tax account number 18-2081172; Lot 1, Block 5, 1212 Gondar Ave., Landover, MD; 5,300 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 7-S)
- Tax account number 06-0607879; Lot 14, Block E, 1903 Houston Street, Suitland, MD; 6806 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 7-T)
- Tax account number 18-2015485; Lots 12-14, Block 43, Rally Ave., Capitol Heights, MD; 6000 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 7-U)
- Tax account number 06-0550012; Lots 23-24, Block 42, Torque Street, Capitol Heights, MD; 4000 sq. ft.; fair market value is \$20,000.00. (Resolution No. CR-56-2015 Map 7-V)
- Tax account number 18-2092153; Lots 25-26, Block 40, Ute Way, Capitol Heights, MD; 4000 sq. ft.; fair market value is \$500.00. (Resolution No. CR-56-2015 Map 7-W)
- Tax account number 18-2011542; Lots 22-24, Block 40, Ute Way, Capitol Heights, MD; 6000 sq. ft.; fair market value is \$500.00. (Resolution No. CR-56-2015 Map 7-X)
- Tax account number 18-2011534; Lots 19-21, Block 40, Ute Way, Capitol Heights, MD; 6000 sq. ft.; fair market value is \$500.00. (Resolution No. CR-56-2015 Map 7-Y)
- Tax account number 18-2011526; Lots 16-18, Block 40, Ute Way, Capitol Heights, MD; 6000 sq. ft.; fair market value is \$500.00. (Resolution No. CR-56-2015 Map 7-Z)
- Tax account number 18-2000297; Lots 105-114, Block 39, Ute Way, Capitol Heights, MD; 15,800 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 7-AA)
- Tax account number 18-2035616; Lots 87-89, Block 39, Ute Way, Capitol Heights, MD; 4,740 sq. ft.; fair market value is \$500.00. (Resolution No. CR-56-2015 Map 7-BB)
- Tax account number 18-2056455; Lots 1-3, Block 41, Rally Ave., Capitol Heights, MD; 5,223 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 7-CC)
- Tax account number 18-2011575; Lots 11-14, Block 40, Ute Way, Capitol Heights, MD; 7,569 sq. ft.; fair market value is \$500.00. (Resolution No. CR-56-2015 Map 7-DD)
- Tax account number 18-2011567; Lots 7-10, Block 40, Ute Way, Capitol Heights, MD; 6,856 sq. ft.; fair market value is \$500.00. (Resolution No. CR-56-2015 Map 7-EE)
- Tax account number 18-2019040; Lots 2-3, Block 44, Nova Ave., Capitol Heights, MD; 4,600 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 7-FF)
- Tax account number 06-0486720; Lots 87-88, Block 3, Quarter Ave., Capitol Heights, MD; 4000 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 7-GG)
- Tax account number 06-589416; 06-0589473; 06-0589457; 06-0589465; Lots 1, 42-43, 44-46, 47-50, Block 15, Shamrock Ave., Capitol Heights, MD; 20,000 sq. ft.; fair market value is \$600.00 for each listed tax account. (Resolution No. CR-56-2015 Map 7-HH)
- Tax account number 06-0589267; 06-0589424; 06-0589432; 06-0589440; Lots 6-8, 9-13, 14-17, 18-20, Block 15, Tenney Street, Capitol Heights, MD; 30,000 sq. ft.; fair market value is \$600.00 for each listed tax account. (Resolution No. CR-56-2015 Map 7-II)
- Tax account number 06-0589283; 06-0589366; 06-0589176; 06-0589168; 06-0589275; 06-0589028; 06-0589143; Lots 1-5, 6-8, 9-12, 13-14, 15-17, 18-21, 22-24; Block 16, Tenney Street, Capitol Heights, MD; 41,088 sq. ft.; fair market value is \$600.00 for each listed tax account. (Resolution No. CR-56-2015 Map 7-JJ)
- Tax account number 05-0355735; Lot 29, 10903 McKay Road, Fort Washington, MD; 35,436 sq. ft.; fair market value is \$60,000.00. (Resolution No. CR-56-2015 Map 8-A)
- Tax account number 09-0962886; PT Lot 71 EQ 3.519 acres, 8230 Schultz Road, Clinton, MD; 3.51 acres; fair market value is \$45,000.00. (Resolution No. CR-56-2015 Map 9-A)
- Tax account number 06-0433227; Outlot C, Block P, Frank Street, Suitland, MD; 6575 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 9-B)

- Tax account number 05-0374751; 05-0374769; 05-0374744; Lots 10-11 and Lot 13, Block G, Trafalgar, Fort Washington, MD; 71,119 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 9-C)
- Tax account number 09-0932434; Outlot A, Branch Ave., Clinton, MD; 8,123 sq. ft.; fair market value is \$18,000.00 (Resolution No. CR-56-2015 Map 9-D)
- Tax account number 05-0374926; Lot 3, Block G, 12709 Glynis Road, Clinton, MD; 10,000 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 9-E)
- Tax account number 05-0374918; Lot 2, Block G, 12707 Glynis Road, Clinton, MD; 10,625 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 9-F)
- Tax account number 05-0338848; Lot 2, Block C, 14912 Gardner Road, Waldorf, MD; 32,920 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 9-G)
- Tax account number 11-1136753; 14133 Brandywine Road, Brandywine, MD; 6,011 sq. ft.; fair market value is \$30,000. (Resolution No. CR-56-2015 Map 9-H)
- Tax account number 03-0215129; Parcel 158, 14518 Elm Street, Upper Marlboro, MD; 15,550 sq. ft.; fair market value is \$60,000. (Resolution No. CR-56-2015 Map 9-O)

Requests for further information, expressions of interest in the purchase of a property, or any objection to the sale of a property should be directed to: The Office of Central Services, 1400 McCormick Drive, Room 336, Largo, Maryland 20774, Attn: Land Acquisition and Real Property Division (telephone: 301-883-6444) and must be submitted by **May 30, 2016**.

Please see our website below for detailed information
<http://www.princegeorgescountymd.gov/sites/centralservices/Pages/default.aspx>

122037 (4-14,4-21,4-28)

NOTICE TO CONTRACTORS

- 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 Allison Street Levee Rehabilitation and 34th Street Bridge Replacement, Contract Number 891-H (F), will be received until May 6, 2016, 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 One Hundred Seventy Five Dollars (\$175.00) will be charged for the purchase of the contract documents, which are available for review on April 11, 2016, 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.**
- The estimated value of the Contract is classified with the letter designation “F” 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
1	LS	Clearing and Grubbing
1	LS	Type B Engineer’s Office
1	LS	Maintenance of Traffic
300	UD	Portable Changeable Message Signs (PCMS) - Daily
100	TON	Hot Mix Asphalt for Maintenance of Traffic
9,000	CY	Class 1, 1-A & 2 Excavation
194	LF	15 Inch and 24 Inch Reinforced Concrete Pipe, Class IV
8	EA	Storm Drain Inlets – Various Sizes
14	EA	48 Inch Diameter Storm Drain Manholes
1	LS	Maintenance of Stream Flow
14	EA	10 Inch and 24 Inch Diameter Flap Gates
7,000	LF	10 Inch Diameter Toe Drain
1	LS	Bio-retention Swale with Junction
1	LS	Box Modification
13,800	SF	Removal of Existing Bridge Structure
3,230	LF	Steel Sheet Piling
1	LS	18 Inch Diameter Steel Pipe Piles
		Bridge Footing, Substructure & Superstructure
1	LS	Precast Pre-stressed Concrete Slabs
8,300	SF	Architectural Treatment – Stone Form liner
32,650	SF	Architectural Treatment – Stain
2,450	SY	4 Inch and 6 Inch Graded Aggregate Base Course
1,960	TON	Hot Mix Asphalt SUPERPAVE – Various Mixes
2,200	LF	Pavement Marking Lines – Paint or Thermoplastic
2,130	LF	Concrete Curb and Gutter – Various Standards
3,700	SF	Concrete Sidewalk and Ramps
5,150	LF	6 Foot and 8 Foot Galvanized Chain Link Fence
10	EA	Gates for Chain Link Fence – Various Sizes
1,690	LF	3, 4 and 8 Foot Ornamental Picket Fence
41,900	SY	Placing Furnished or Salvaged Topsoil
16,750	SY	Turfgrass Establishment and Sodding
13	EA	Tree Planting – Prunus X Yedoensis 6’ – 8’
185	EA	Removal of Existing Trees – Various Sizes
462	LF	Underground Electric Utility Ductbank
25	EA	Remove, Reset or Dispose Existing Ground Mounted Signs
230	LF	Remove & Replace Existing 12 Inch Ductile Iron Waterline
1	LS	Furnish Water Bladder

- 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 **“Allison Street Levee Rehabilitation and 34th Street Bridge Replacement, Contract Number 891-H (F)”**.
- A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on April 22, 2016, 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 217, Largo, Maryland 20774.
- This project requires 20% MBE subcontracting and 20% County-based Business participation goal.

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

121994 (4-7,4-14,4-21)

LEGALS		LEGALS		LEGALS	
<div>COHN, GOLDBERG & DEUTSCH, LLC Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204</div> <div>SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY</div> <div>8309 RIVERVIEW LANE FT. WASHINGTON, MD 20744</div> <p>Under a power of sale contained in a certain Deed of Trust from Joseph S. Coner and Charleen Coner, dated May 14, 2004 and recorded in Liber 19889, Folio 344 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$120,000.00, 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 MAY 3, 2016 AT 11:00 AM.</p> <p>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.</p> <p>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.</p> <p>Terms of Sale: A deposit of \$5,000.00 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. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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.</p> <p>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.</p> <p>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.</p> <div>Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Randall J. Rolls, and Christopher Peck, Substitute Trustees</div> <div>Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com</div> <div>122090(4-14,4-21,4-28)</div>		<div>COHN, GOLDBERG & DEUTSCH, LLC Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204</div> <div>SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY</div> <div>114 ONONDAGA DRIVE OXON HILL, MD 20745</div> <p>Under a power of sale contained in a certain Deed of Trust from Delicia M. Gray, dated August 9, 2010 and recorded in Liber 32041, Folio 007 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$95,603.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 3, 2016 AT 11:00 AM.</p> <p>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.</p> <p>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.</p> <p>Terms of Sale: A deposit of \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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.</p> <p>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.</p> <p>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.</p> <div>Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Randall J. Rolls, Substitute Trustees</div> <div>Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com</div> <div>122091(4-14,4-21,4-28)</div>		<div>COHN, GOLDBERG & DEUTSCH, LLC Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204</div> <div>SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY</div> <div>6514 DRYLOG STREET CAPITOL HEIGHTS, MD 20743</div> <p>Under a power of sale contained in a certain Deed of Trust from Leroy Glover, dated February 4, 2008 and recorded in Liber 29519, Folio 632 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$192,000.00, and an original interest rate of 3.650%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 3, 2016 AT 11:00 AM.</p> <p>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.</p> <p>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.</p> <p>Terms of Sale: A deposit of \$18,000.00 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. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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.</p> <p>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.</p> <p>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.</p> <div>Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Randall J. Rolls, and Michael McKeefery, Substitute Trustees</div> <div>Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com</div> <div>122092(4-14,4-21,4-28)</div>	

LEGALS	
<div>McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361</div> <div>SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE</div> <div>6604 ASSET DRIVE HYATTSVILLE, MARYLAND 20785</div> <p>By virtue of the power and authority contained in a Deed of Trust from Renette Chavis, dated July 16, 2010, and recorded in Liber 31925 at folio 154 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</p> <p>MAY 3, 2016 AT 9:15 AM</p> <p>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.</p> <p>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.</p> <p>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 \$34,000.00 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 # 2012-20963)</p> <div>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</div> <div>122020(4-14,4-21,4-28)</div>	

LEGALS	
<div>McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361</div> <div>SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE</div> <div>7104 DOWER HOUSE ROAD UPPER MARLBORO, MARYLAND 20772</div> <p>By virtue of the power and authority contained in a Deed of Trust from Constantine O Nwaeze, dated October 28, 2005, and recorded in Liber 23521 at folio 137 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</p> <p>MAY 3, 2016 AT 9:18 AM</p> <p>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.</p> <p>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.</p> <p>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 twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-601232)</p> <div>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</div> <div>122021(4-14,4-21,4-28)</div>	

LEGALS	
<div>McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361</div> <div>SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE</div> <div>9407 MYRTLE AVENUE BOWIE, MARYLAND 20720</div> <p>By virtue of the power and authority contained in a Deed of Trust from Helene Akonji, dated November 1, 2005, and recorded in Liber 23445 at folio 664 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</p> <p>MAY 3, 2016 AT 9:20 AM</p> <p>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.</p> <p>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.</p> <p>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 \$36,000.00 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 twenty (20) 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 # 14-610053)</p> <div>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</div> <div>122065(4-14,4-21,4-28)</div>	

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

2912 FOREST RUN DRIVE
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Estate of Frank L. Murphy, dated August 15, 2006, and recorded in Liber 28629 at folio 140 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
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 \$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 twenty (20) 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 # 14-606107)

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

121858 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

3405 WOODRIDGE CT.
I/R/T/A 3405 WOODBRIDGE CT.
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated July 29, 2010 and recorded in Liber 31949, Folio 423 among the Land Records of Prince George's Co., MD, with an original principal balance of \$207,209.00 and an original interest rate of 5.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 19, 2016 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

121850 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

9816 HAMMER LANE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Sheila Chambers, dated June 5, 2007, and recorded in Liber 28185 at folio 165 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
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 \$65,000.00 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 twenty (20) 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 7.25% 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 # 14-603448)

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

121859 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated August 10, 2005 and recorded in Liber 23145, Folio 704 among the Land Records of Prince George's Co., MD, with an original principal balance of \$168,000.00 and an original interest rate of 2.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 26, 2016 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 described as Unit 3-207, in Building No. 3, in a Horizontal or Condominium Regime entitled, "Phase 3, Largo Town Center Condominium" and more fully described in the aforesaid Deed of Trust.

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

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

121921 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1836 METZEROTT ROAD APT 702
HYATTSVILLE, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from Adesola Majolagbe, dated February 10, 2006, and recorded in Liber 24427 at folio 020 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 19, 2016
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 twenty (20) 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 8.375% 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 # 14-607159)

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

121861 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

11508 BRIGIT CT.
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated July 31, 2008 and recorded in Liber 30384, Folio 508 among the Land Records of Prince George's Co., MD, with an original principal balance of \$467,661.00 and an original interest rate of 6.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 3, 2016 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$64,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any 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

122006 (4-14,4-21,4-28)

Proudly Serving Prince George’s County Since 1932

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

**9510 WELLINGTON ST.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated May 1, 2007 and recorded in Liber 27753, Folio 233 among the Land Records of Prince George's Co., MD, with an original principal balance of \$336,838.00 and an original interest rate of 5.50% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 26, 2016 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$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

121918 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**5502 EMERSON STREET
HYATTSVILLE, MARYLAND 20781**

By virtue of the power and authority contained in a Deed of Trust from Penny A. Fassett, dated July 25, 2005, and recorded in Liber 23789 at folio 323 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 26, 2016
AT 9:20 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 twenty (20) 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 # 2013-42803)

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

121942 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**1209 WATERFORD DR.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated February 18, 2006 and recorded in Liber 25377, Folio 551 among the Land Records of Prince George's Co., MD, with an original principal balance of \$78,237.12 and an original interest rate of 5.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 26, 2016 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 \$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 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

121919 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**7022 97TH AVENUE
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Roger Cooper and Beatrice Cooper, dated June 8, 2005, and recorded in Liber 22918 at folio 295 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 26, 2016
AT 9:23 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.2% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43608)

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

121945 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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

**906 PARK TERRACE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Derrick Short and Kimberly M. Short, dated August 28, 2006, and recorded in Liber 26454 at folio 571 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 26, 2016
AT 9:21 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 twenty (20) 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 # 14-602405)

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

121943 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**17113 LONGLEAF DRIVE
BOWIE, MARYLAND 20716**

By virtue of the power and authority contained in a Deed of Trust from Sandra A Conley and Stan Conley, dated February 23, 2005, and recorded in Liber 21589 at folio 375 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 26, 2016
AT 9:24 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 \$48,000.00 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 twenty (20) 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 # 14-601585)

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

121946 (4-7,4-14,4-21)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

16407 EVES COURT
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Sampson B Sarpong, dated June 21, 2002, and recorded in Liber 16062 at folio 737 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
AT 9:27 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 twenty (20) days of the final ratification of 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 # 2012-27085)

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

121949 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

4009 NORCROSS STREET
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Niya L. Mckie and Sean P. Mckie, dated October 26, 2006, and recorded in Liber 26634 at folio 297 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 26, 2016
AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) 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 # 15-612538)

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

121952 (4-7,4-14,4-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
 AND ANY IMPROVEMENTS THEREON

9806 LUKE CT.
 UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated March 21, 2007 and recorded in Liber 27898, Folio 129 among the Land Records of Prince George's Co., MD, with an original principal balance of \$250,000.00 and an original interest rate of 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

APRIL 19, 2016 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 \$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

121841
 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
 AND ANY IMPROVEMENTS THEREON

2310 ROSLYN AVE.
 DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated June 14, 2006 and recorded in Liber 25534, Folio 385 among the Land Records of Prince George's Co., MD, with an original principal balance of \$243,000.00 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

APRIL 19, 2016 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 \$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 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

121843
 (3-31,4-7,4-14)

LEGALS

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

11526 LOTTSFORD TERR.
 BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated December 11, 2007 and recorded in Liber 30034, Folio 1 and re-recorded in Liber 32621, Folio 89 among the Land Records of Prince George's Co., MD, with an original principal balance of \$555,000.00 and an original interest rate of 7.2500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 19, 2016 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 \$63,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

121844
 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
 AND ANY IMPROVEMENTS THEREON

6614 VALLEY PARK RD.
 CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 26, 2010 and recorded in Liber 31745, Folio 261 among the Land Records of Prince George's Co., MD, with an original principal balance of \$196,377.00 and an original interest rate of 5.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 19, 2016 AT 11:15 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Tax ID #18-2109726 and Tax ID #18-2007243 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 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

121845
 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
 AND ANY IMPROVEMENTS THEREON

7940 SHERIFF RD.
 LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated October 5, 2005 and recorded in Liber 24663, Folio 353 among the Land Records of Prince George's Co., MD, with an original principal balance of \$144,000.00 and an original interest rate of 2.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 19, 2016 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 \$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 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

121846
 (3-31,4-7,4-14)

LEGALS

ORDER OF PUBLICATION

US BANK AS CUSTODIAN
FOR PTL PARTNERS, LLC
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

RONALD B EDLAVITCH

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: 2628 Brown Station Rd, Upper Marlboro, MD 20774
Account Number: 15 1725308
Description: Pt Par 42 (lac per Survey For 96 /97) (.1390 A Dfr to PG Co Str 97-9) 36,302.0000 Sq. Ft., Map 083 Grid D3, Par 042
Assmt: \$50,800.00
Liber /Folio: 32280 /031
Assessed To: Edlavitch, Ronald B.

**In the Circuit Court for Prince George’s County, Maryland
Case No.: CAE 16-07439**

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: 2628 Brown Station Rd, Upper Marlboro, MD 20774
Account Number: 15 1725308
Description: Pt Par 42 (lac per Survey For 96 /97) (.1390 A Dfr to PG Co Str 97-9) 36,302.0000 Sq. Ft., Map 083 Grid D3, Par 042
Assmt: \$50,800.00
Liber /Folio: 32280 /031
Assessed To: Edlavitch, Ronald B.

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 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122056 (4-14,4-21,4-28)

ORDER OF PUBLICATION

US BANK AS CUSTODIAN
FOR PTL PARTNERS, LLC
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

DECATUR JACKSON

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Old Fort Rd, Fort Washington, MD 20744
Account Number: 05 0334763
Description: 27,442.0000 Sq. Ft. Map 132 Grid C2 Par 048
Assmt: \$62,300.00
Liber /Folio: 00628 /197
Assessed To: Jackson Decatur

**In the Circuit Court for Prince George’s County, Maryland
Case No.: CAE 16-07516**

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

Property Address: 0 Old Fort Rd, Fort Washington, MD 20744
Account Number: 05 0334763
Description: 27,442.0000 Sq. Ft. Map 132 Grid C2 Par 048
Assmt: \$62,300.00
Liber /Folio: 00628 /197
Assessed To: Jackson Decatur

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 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122058 (4-14,4-21,4-28)

LEGALS

ORDER OF PUBLICATION

US BANK AS CUSTODIAN
FOR PTL PARTNERS, LLC
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

MAE H. CLARKE

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Kenilworth Ave, Capitol Heights, MD 20743
Account Number: 02 0154831
Description: 6.0000 Acres Map 058 Grid D3 Par 120
Assmt: \$235,200.00
Liber /Folio: 6087 /254
Assessed To: Clarke Mae H.

**In the Circuit Court for Prince George’s County, Maryland
Case No.: CAE 16-07521**

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

Property Address: 0 Kenilworth Ave, Capitol Heights, MD 20743
Account Number: 02 0154831
Description: 6.0000 Acres Map 058 Grid D3 Par 120
Assmt: \$235,200.00
Liber /Folio: 6087 /254
Assessed To: Clarke Mae H.

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 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122063 (4-14,4-21,4-28)

ORDER OF PUBLICATION

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

Plaintiff

CEGAR INVESTMENTS LC
AKA CEDAR INVESTMENTS LLC
611 Live Oak Drive
McLean, VA 22101-1562

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Cedar Ave
Account Number: 05 0278853
Description: 32,379.0000 Sq. Ft. Piscataway Bay Lot 10
Assmt: \$15,500.00
Liber /Folio: 11142 /063
Assessed To: Cedar Investments Lc aka Cedar Investments LLC

**In the Circuit Court for Prince George’s County, Maryland
Case No.: CAE 16-07517**

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

Property Address: 0 Cedar Ave
Account Number: 05 0278853
Description: 32,379.0000 Sq. Ft. Piscataway Bay Lot 10
Assmt: \$15,500.00
Liber /Folio: 11142 /063
Assessed To: Cedar Investments Lc aka Cedar Investments LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122059 (4-14,4-21,4-28)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

CEGAR INVESTMENTS LC
AKA CEDAR INVESTMENTS LLC
611 Live Oak Drive
McLean, VA 22101-1562

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Cedar Ave
Account Number: 05 0278846
Description: 33,175.0000 Sq. Ft. Piscataway Bay Lot 9
Assmt: \$15,500.00
Liber /Folio: 11142 /063
Assessed To: Cedar Investments Lc aka Cedar Investments LLC

**In the Circuit Court for Prince George’s County, Maryland
Case No.: CAE 16-07518**

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

Property Address: 0 Cedar Ave
Account Number: 05 0278846
Description: 33,175.0000 Sq. Ft. Piscataway Bay Lot 9
Assmt: \$15,500.00
Liber /Folio: 11142 /063
Assessed To: Cedar Investments Lc aka Cedar Investments LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122060 (4-14,4-21,4-28)

ORDER OF PUBLICATION

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

Plaintiff

CEGAR INVESTMENTS LC
AKA CEDAR INVESTMENTS LLC
611 Live Oak Drive
McLean, VA 22101-1562

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Cedar Ave
Account Number: 05 0278796
Description: 35,750.0000 Sq. Ft. Piscataway Bay Lot 4
Assmt: \$19,400.00
Liber /Folio: 11142 /063
Assessed To: Cedar Investments Lc aka Cedar Investments LLC

**In the Circuit Court for Prince George’s County, Maryland
Case No.: CAE 16-07519**

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

Property Address: 0 Cedar Ave
Account Number: 05 0278796
Description: 35,750.0000 Sq. Ft. Piscataway Bay Lot 4
Assmt: \$19,400.00
Liber /Folio: 11142 /063
Assessed To: Cedar Investments Lc aka Cedar Investments LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122061 (4-14,4-21,4-28)

LEGALS

NOTICE

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

vs. Plaintiffs

Darrick L Stackhouse and
Alisa R Stackhouse a.k.a. Alisa
Renee Stanely

Defendants

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

CIVIL NO. CAEF 16-01537

ORDERED, this 7th day of April, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 16616 Claggett Landing Road, 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 9th day of May, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of May, 2016, next.

The report states the amount of sale to be \$350,733.11.
SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
122104 (4-14,4-21,4-28)

NOTICE

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

Substitute Trustees, Plaintiffs

vs.

DONNA R. BALDWIN
9093 Florin Way
Upper Marlboro, MD 20772

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 15-35197**

Notice is hereby given this 6th day of April, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9093 Florin Way, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of May, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of May, 2016.

The report states the purchase price at the Foreclosure sale to be \$171,100.00.
SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
122075 (4-14,4-21,4-28)

NOTICE

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

Substitute Trustees, Plaintiffs

vs.

JEFFREY C. FEGGINS
3615 Wood Creek Drive
Suitland, MD 20746

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 15-32635**

Notice is hereby given this 6th day of April, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3615 Wood Creek Drive, 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 6th day of May, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of May, 2016.

The report states the purchase price at the Foreclosure sale to be \$170,000.00.
SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
122076 (4-14,4-21,4-28)

NOTICE

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

vs. Plaintiffs

Nicole A. McRavin

Defendant

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

CIVIL NO. CAEF 15-36852

ORDERED, this 6th day of April, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7607 Fontainebleau Drive Apt 2357, New Carrollton, Maryland 20784 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of May, 2016 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 6th day of May, 2016, next.

The report states the amount of sale to be \$40,065.76.
SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
122071 (4-14,4-21,4-28)

LEGALS

NOTICE

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

vs. Plaintiffs

Laura L Johnson

Defendant

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

CIVIL NO. CAEF 13-35565

ORDERED, this 6th day of April, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 22705 Aquasco Road, Aquasco, Maryland 20608 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 6th day of May, 2016 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 6th day of May, 2016, next.

The report states the amount of sale to be \$305,813.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
122072 (4-14,4-21,4-28)

NOTICE

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

vs. Plaintiffs

Ronald Cezair

Defendant

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

CIVIL NO. CAEF 13-23439

ORDERED, this 6th day of April, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9615 51st Avenue, College Park, Maryland 20740 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 6th day of May, 2016 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 6th day of May, 2016, next.

The report states the amount of sale to be \$160,479.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
122073 (4-14,4-21,4-28)

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LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

DELANTE LAMONT WORTHY

and

DENNIS WORTHY, SR.

and

J. FREDERICK GARNER, TRUSTEE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Accokeek Rd, Waldorf, MD 20601
Account Number: 05 3971421
Description: All of Par 123 (2.83ac Fr 0 412312 Str 09) 2.8300 Acres Map 153 Grid B3 Par 123
Assmt: \$86,500.00
Liber/Folio: 30096/067
Assessed To: Worthy, Delante L.

In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-04468

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

Property Address: 0 Accokeek Rd, Waldorf, MD 20601
Account Number: 05 3971421
Description: All of Par 123 (2.83ac Fr 0 412312 Str 09) 2.8300 Acres Map 153 Grid B3 Par 123
Assmt: \$86,500.00
Liber/Folio: 30096/067
Assessed To: Worthy, Delante L.

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

It is thereupon this 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122044 (4-14,4-21,4-28)

ORDER OF PUBLICATION

US BANK AS CUSTODIAN FOR PTL PARTNERS, LLC
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

ZILLA DRIVING RANGE LLC

and

JOSEPH CHOI

and

CECILIA CHOI

and

BARBARA J. FRIED, SUBSTITUTION TRUSTEE

and

JEFFREY C. CONSTANTZ, SUBSTITUTION TRUSTEE

and

ANDREW STEINBERG

and

MANUFACTURERS AND TRADERS TRUST COMPANY F/K/A FIRST SAVINGS BANK OF VIRGINIA

and

KENNETH K. CHUNG

and

IN SOOK CHUNG

and

JOHN H.S. CHUNG, TRUSTEE

and

JOSEPH S. MCLAUGHLIN

and

JAMES G. PRINCE,

SUBSTITUTE TRUSTEE

and

MARK J. DANEKER, SUBSTITUTION TRUSTEE

and

PRINCE GEORGE’S COUNTY

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

Property Address: 3601 Brinkley Rd, Temple Hills, MD 20748
Account Number: 12 1369099
Description: (corr in val 06) 15.0100 Acres & Imps. Map 097 Grid B4 Par 139
Assmt: \$831,367.00
Liber/Folio: 13661/239
Assessed To: Zilla Driving Range LLC

In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-07435

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: 3601 Brinkley Rd, Temple Hills, MD 20748
Account Number: 12 1369099
Description: (corr in val 06) 15.0100 Acres & Imps. Map 097 Grid B4 Par 139
Assmt: \$831,367.00
Liber/Folio: 13661/239
Assessed To: Zilla Driving Range LLC

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

It is thereupon this 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122052 (4-14,4-21,4-28)

LEGALS

LOT#8054, 1999 CHEVROLET CAV-ALIER
VIN#1G1JC1248X7195695
DIAMOND AUTO CLINIC
110 EAST DIAMOND AVE
GAITHERSBURG

Plaintiff

LOT#8059, 1998 LEXUS GS 300
VIN#JT8BD68S2W0028850
SAM’S AUTO SERVICE
5541 MARLBORO PIKE
DISTRICT HEIGHTS

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

122109 (4-14,4-21)

ORDER OF PUBLICATION

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

Plaintiff

v.

BARRY J. POSTELL

and

ANTHONETTE E. POSTELL

and

MELVIN L. SCHNEIDER, TRUSTEE

and

W & L ENTERPRISES, LLC

and

PRINCE GEORGE’S COUNTY

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

Property Address: 14401 South Springfield Rd
Account Number: 11 1138478
Description: 2.000 Acres Map 143 Grid F4 Par 033
Assmt: \$81,200.00
Liber/Folio: 25720/001
Assessed To: Postell Barry J. & Anthonette E.

In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-04464

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: 14401 South Springfield Rd
Account Number: 11 1138478
Description: 2.000 Acres Map 143 Grid F4 Par 033
Assmt: \$81,200.00
Liber/Folio: 25720/001
Assessed To: Postell Barry J. & Anthonette E.

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 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122041 (4-14,4-21,4-28)

THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: JOSEPH DONG DO
Estate No.: 102710

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by LISET LOPEZ for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on **May 17, 2016 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 20773-1729

122099 (4-14,4-21)

ORDER OF PUBLICATION

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

Plaintiff

v.

JEANENE C. TURNEY

and

EDGAR W. TURNEY

and

THE ESTATE OF CONSTANCE SPRINGMAN

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: 8505 Everts St
Account Number: 13 1546613
Description: Parcel D Reset 07 Tdt s/b 9/14 /79 L5360 Dismiss S Crt Ord E03-100 31,881.0000 Sq.Ft. Lar-bright Manor
Assmt: \$22,700.00
Liber/Folio: 5360/710
Assessed To: Springman Fague K. & Constance Etal

In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-04472

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: 8505 Everts St
Account Number: 13 1546613
Description: Parcel D Reset 07 Tdt s/b 9/14 /79 L5360 Dismiss S Crt Ord E03-100 31,881.0000 Sq.Ft. Lar-bright Manor
Assmt: \$22,700.00
Liber/Folio: 5360/710
Assessed To: Springman Fague K. & Constance Etal

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 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122047 (4-14,4-21,4-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN J ENGLISH

Notice is given that William L English, whose address is 8316 Verona Drive, New Carrollton, MD 20784, was on January 7, 2016 appointed Personal Representative of the estate of Helen J English who died on July 14, 2012 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.

WILLIAM L ENGLISH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773

Estate No. 101425

122110 (4-14,4-21,4-28)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

CEDAR INVESTMENTS LC
AKA CEDAR INVESTMENTS LLC
611 Live Oak Drive
Mclean, VA 22101-1562

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Cedar Ave
Account Number: 05 0278804
Description: 36,523.0000 Sq. Ft. Piscataway Bay Lot 5
Assmt: \$19,500.00
Liber/Folio: 11142/063
Assessed To: Cedar Investments Lc aka Cedar Investments LLC

In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-07520

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

Property Address: 0 Cedar Ave
Account Number: 05 0278804
Description: 36,523.0000 Sq. Ft. Piscataway Bay Lot 5
Assmt: \$19,500.00
Liber/Folio: 11142/063
Assessed To: Cedar Investments Lc aka Cedar Investments LLC

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

It is thereupon this 4th day of April, 2016, 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 general circulation in Prince George’s County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, 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
122062 (4-14,4-21,4-28)

Redevelopment Authority of Prince George’s County Opportunity to Provide Development Consulting Services

REQUEST FOR PROPOSALS NO. 2016-2
Landscape Architecture Services for the Development of the Towne Square at Suitland Federal Center

The Redevelopment Authority of Prince George’s County (RDA) is hereby soliciting proposals from qualified firms to provide Landscape Architectural consulting services, including construction document preparation and construction administration for the Towne Square at Suitland Federal Center development project. The RDA has employed the services of Cober Johnson & Romney PLLC as its Owner’s Representative to oversee all activities of the prosecution and delivery of the project requirements hereunder.

For information contact:

Stephen Paul
Associate Director
Redevelopment Authority
9200 Basil Court, Suite 504
Largo, Maryland 20774

The RFP document is available from the Redevelopment Authority Web-page at: <http://www.princegeorgescountymd.gov/sites/RedevelopmentAuthority/Developers/Opportunities/Pages/default.aspx>

Proposals must be received and time stamped by the Redevelopment Authority no later than May 6, 2016 at 12:00 noon EST.

122107 (4-14)

Redevelopment Authority of Prince George’s County Opportunity to Provide Development Consulting Services

REQUEST FOR PROPOSALS NO. 2016-3
Civil Engineering Design and Construction Administration Services for Development of the Towne Square at Suitland Federal Center

The Redevelopment Authority of Prince George’s County (RDA) is hereby soliciting proposals from qualified firms to provide Civil Engineering Design services, including construction document preparation and construction administration for the Towne Square at Suitland Federal Center development project. The RDA has employed the services of Cober Johnson & Romney PLLC as its Owner’s Representative to oversee all activities of the prosecution and delivery of the project requirements hereunder.

For information contact:

Stephen Paul
Associate Director
Redevelopment Authority
9200 Basil Court, Suite 504
Largo, Maryland 20774

The RFP document is available from the Redevelopment Authority Web-page at: <http://www.princegeorgescountymd.gov/sites/RedevelopmentAuthority/Developers/Opportunities/Pages/default.aspx>

Proposals must be received and time stamped by the Redevelopment Authority no later than May 6, 2016 at 12:00 noon EST.

122108 (4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
 AND ANY IMPROVEMENTS THEREON

905 EASTERN AVE.
 CAPITOL HEIGHTS A/R/T/A FAIRMOUNT HEIGHTS, MD
 20743

Under a power of sale contained in a certain Deed of Trust dated February 13, 2012 and recorded in Liber 33384, Folio 89 among the Land Records of Prince George's Co., MD, with an original principal balance of \$151,070.00 and an original interest rate of 3.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 3, 2016 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$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 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

122003
 (4-14,4-21,4-28)

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

7002 YELLOW AMBER CT.
 CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 2, 2005 and recorded in Liber 23568, Folio 281 among the Land Records of Prince George's Co., MD, with an original principal balance of \$225,000.00 and an original interest rate of 6.80% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 19, 2016 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 \$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

121847
 (3-31,4-7,4-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
 AND ANY IMPROVEMENTS THEREON

3227 PRINCE RANIER PL.
 DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated May 14, 2007 and recorded in Liber 27957, Folio 205 among the Land Records of Prince George's Co., MD, with an original principal balance of \$286,732.00 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

MAY 3, 2016 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

122005
 (4-14,4-21,4-28)

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

4718 NANTUCKET RD.
 COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated September 16, 2005 and recorded in Liber 23501, Folio 58 among the Land Records of Prince George's Co., MD, with an original principal balance of \$296,000.00 and an original interest rate of 5.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 19, 2016 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 \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

121848
 (3-31,4-7,4-14)

LEGALS

UNION BETHEL A.M.E. CHURCH

INVITATION FOR BIDS

SEWER LINE PROJECT

Union Bethel A.M.E. Church (UBAMEC) is requiring the installation of a utility sewer line from the church to the WSSC connection. This is a new installation to replace a septic system. The church requires qualified utility installation companies to provide this installation.

WAA Contractors LCC is handling the submission process for UBAMEC.

Solicitation Documents will be made available by sending a request to:

UBAMEC@waacontractors.com

There will be a Pre-Bid Meeting and Site Review made available to interested parties:

April 21, 2016
 9:00 AM – 12:00 PM
 Union Bethel A.M.E. Church
 6810 Floral Park Road, Brandwynne, MD 20716

Sealed Bids must be submitted to the main office of Union Bethel Church by Wed., April 27, 2016

Email UBAMEC@waacontractors.com for additional information.

122106
 (4-14)

THE
 PRINCE
 GEORGE'S
 POST
 YOUR NEWSPAPER
 OF
 LEGAL RECORD!
 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

4101 NEWTON ST.
 BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust dated June 25, 2009 and recorded in Liber 30790, Folio 369 among the Land Records of Prince George's Co., MD, with an original principal balance of \$225,600.00 and an original interest rate of 4.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 19, 2016 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

121849
 (3-31,4-7,4-14)

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