

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

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 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

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 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

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 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.

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 for 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

IN THE MATTER OF:  
LaKetta Roshita Jones

FOR THE CHANGE OF NAME TO:  
Lance Ray Jones

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 16-05610

A petition has been filed to change the name of LaKetta Roshita Jones to Lance Ray Jones.

The latest day by which an objection to the Petition may be filed is May 23, 2016.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George’s County, Maryland  
122278 (4-28)

NOTICE

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

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

IN THE MATTER OF:  
Wray-Anthony Mackall

FOR THE CHANGE OF NAME TO:  
Wray-Anthony Jefferson

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 16-17603

A petition has been filed to change the name of (Minor Child) Wray-Anthony Mackall to Wray-Anthony Jefferson.

The latest day by which an objection to the Petition may be filed is May 23, 2016.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George’s County, Maryland  
122279 (4-28)

NOTICE

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

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

IN THE MATTER OF:  
Corey Ryan Wedge

FOR THE CHANGE OF NAME TO:  
Corey Ryan Johnson

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 16-05165

A petition has been filed to change the name of Corey Ryan Wedge to Corey Ryan Johnson.

The latest day by which an objection to the Petition may be filed is May 16, 2016.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George’s County, Maryland  
122237 (4-28)

LEGALS

NOTICE

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

vs.

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)

NOTICE

IN THE MATTER OF:  
Oluwaseun Osajie  
Anthony Uwaifo

FOR THE CHANGE OF NAME TO:  
Anthony Uwaifo

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 16-06049

A petition has been filed to change the name of Oluwaseun Osajie Anthony Uwaifo to Anthony Uwaifo.

The latest day by which an objection to the Petition may be filed is May 16, 2016.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George’s County, Maryland  
122238 (4-28)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.  
  
THE ESTATE, PERSONAL REPRESENTATIVE, AND KNOWN AND UNKNOWN HEIRS OF MARTHA E. THOMAS

and  
  
HARRISON BUTLER

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: 14305 St Thomas Church Rd  
Account Number: 04 0264309  
Description: 1.5000 Acres Map 128 Grid E2 Par 058  
Assmt: \$73,100.00  
Liber/Folio: 1087/283  
Assessed To: Thomas Martha

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-04454

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: 14305 St Thomas Church Rd  
Account Number: 04 0264309  
Description: 1.5000 Acres Map 128 Grid E2 Par 058  
Assmt: \$73,100.00  
Liber/Folio: 1087/283  
Assessed To: Thomas Martha

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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122167 (4-21,4-28,5-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BRIAN E MARTIN

Notice is given that Greta R Martin, whose address is 4504 Henderson Road, Temple Hills, MD 20748, was on April 8, 2016 appointed personal representative of the small estate of Brian E Martin, who died on October 26, 2015, without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the 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.

GRETA R MARTIN  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
  
Estate No. 102801  
122256 (4-28)

ORDER OF PUBLICATION

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

Plaintiff

v.  
  
STEWARD INVESTMENTS, LLC

and  
  
JOHN D. PAULEY

and  
  
PATRICIA A. HESS, 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: 5506 Bend St, Capitol Heights, MD 20743  
Account Number: 18 3286150  
Description: 10,761.0000 Sq. Ft., Palmer Heights dal Lot 29  
Assmt: \$35,600.00  
Liber/Folio: 25910/321  
Assessed To: Steward Investments LLC

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-04461

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: 5506 Bend St, Capitol Heights, MD 20743  
Account Number: 18 3286150  
Description: 10,761.0000 Sq. Ft., Palmer Heights dal Lot 29  
Assmt: \$35,600.00  
Liber/Folio: 25910/321  
Assessed To: Steward 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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122168 (4-21,4-28,5-5)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EMMA LOUISE HACKNEY

Notice is given that Patricia A Cartwright, whose address is 1814 Fox Run Dr #1, Lake Charles, LA 70605, was on April 15, 2016 appointed Personal Representative of the estate of Emma Louise Hackney, who died on April 3, 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 15th 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.

PATRICIA A CARTWRIGHT  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
  
Estate No. 102853  
122257 (4-28,5-5,5-12)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.  
  
STEWARD INVESTMENTS, LLC

and  
  
JOHN D. PAULEY

and  
  
PATRICIA A. HESS, 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: 5504 Bend St, Capitol Heights, MD 20743  
Account Number: 18 3286168  
Description: 10,408.0000 Sq. Ft., Palmer Heights dal Lot 30  
Assmt: \$35,600.00  
Liber/Folio: 25910/322  
Assessed To: Steward Investments LLC

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-04471

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: 5504 Bend St, Capitol Heights, MD 20743  
Account Number: 18 3286168  
Description: 10,408.0000 Sq. Ft., Palmer Heights dal Lot 30  
Assmt: \$35,600.00  
Liber/Folio: 25910/322  
Assessed To: Steward 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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122169 (4-21,4-28,5-5)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF THADDEUS MICHAEL BOJANOWSKI  
AKA: TED M BOJANOWSKI, THADDEUS M BOJANOWSKI

Notice is given that Linda Stullenburger, whose address is 967 Beaumont Lane, Rockledge, FL 32955 was on April 12, 2016 appointed Personal Representative of the estate of Thaddeus Michael Bojanowski who died on April 6, 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 12th 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.

LINDA STULLENBURGER  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
  
Estate No. 102809  
122264 (4-28,5-5,5-12)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.  
  
RAYMOND A. SAVOY

and  
  
MARCHA MELINDA ANN SAVOY

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 Neck Rd  
Account Number: 08 0829457  
Description: 37,248.0000 Sq. Ft. Map 182 Grid E2 Par 093  
Assmt: \$63,300.00  
Liber/Folio: 09504/620  
Assessed To: Savoy Raymond A & Marcha Melinda A

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07523

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 Neck Rd  
Account Number: 08 0829457  
Description: 37,248.0000 Sq. Ft. Map 182 Grid E2 Par 093  
Assmt: \$63,300.00  
Liber/Folio: 09504/620  
Assessed To: Savoy Raymond A & Marcha Melinda 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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122170 (4-21,4-28,5-5)

Diana K Wyles  
6301 Ivy Lane Suite 700  
Greenbelt, MD 20770  
301-367-3004

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM G WYLES JR

Notice is given that Mary B Wyles, whose address is 8410 Dunbar Avenue, Landover, MD 20785 was on April 20, 2016 appointed Personal Representative of the estate of William G Wyles Jr who died on January 13, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 20th day of October, 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 B WYLES  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
  
Estate No. 95920  
122263 (4-28,5-5,5-12)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.  
  
HOUSEHOLD FINANCE CORPORATION III

and  
  
TARO GEHANI

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: 7901 Surratts Rd  
Account Number: 09 3375235  
Description: Cae07-20258 Td T 6/6/08 6.0000 Acres & Imps. Map 126 Grid A3 Par 143  
Assmt: \$192,200.00  
Liber/Folio: 29739/553  
Assessed To: Household Finance Corporation III

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07528

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: 7901 Surratts Rd  
Account Number: 09 3375235  
Description: Cae07-20258 Td T 6/6/08 6.0000 Acres & Imps. Map 126 Grid A3 Par 143  
Assmt: \$192,200.00  
Liber/Folio: 29739/553  
Assessed To: Household Finance Corporation III

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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122175 (4-21,4-28,5-5)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGINA MERCEDES MCBRIDE

Notice is given that Donald S. McBride, whose address is 27183 Oakwood Lake Drive, Bonita Springs, FL 34134, was on April 11, 2016 appointed Personal Representative of the estate of Georgina Mercedes McBride who died on February 19, 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 11th 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.

DONALD S. MCBRIDE  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
  
Estate No. 102466  
122164 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

Plaintiff

v.  
  
KATHLEEN M CASEY

and  
  
MICHAEL J. CASEY

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 0291963  
Description: Chapel Hill 10,872.0000 Sq. Ft. Map 132 Grid C3 Par 252  
Assmt: \$60,600.00  
Liber/Folio: 03799/216  
Assessed To: Casey Michael J & Kathleen M

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07527

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 0291963  
Description: Chapel Hill 10,872.0000 Sq. Ft. Map 132 Grid C3 Par 252  
Assmt: \$60,600.00  
Liber/Folio: 03799/216  
Assessed To: Casey Michael J & Kathleen 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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122174 (4-21,4-28,5-5)

Stephen C. Hosea, Esquire  
6411 Ivy Lane, Suite 200  
Greenbelt, Maryland 20770  
301-441-2420

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERNEST W. SEGER

Notice is given that Michael K. Jones, III, whose address is 171 Fuller Rd., Easton, Maine 04740 and Marion Brady, whose address is 182 Ruby Lane, Littleton, NC 27850-8330 were on April 15, 2016 appointed Co-Personal Representatives of the estate of Ernest W. Seger who died on March 21, 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 15th day of October, 2016.

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

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

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

MARION BRADY  
MICHAEL K. JONES, III  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
  
Estate No. 102851  
122209 (4-21,4-28,5-5)



LEGALS

ORDER OF PUBLICATION

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

Plaintiff
   
v.

ANTHONY T BOLDEN A/K/A  
DARIUS A. BOLDEN

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 Lusbys Ln  
Account Number: 11 5501457  
Description: All Par 182 (n Ew Fr  
1136134 Str 10) 2.3500 Acres Map  
135 Grid A3 Par 018  
Assmt: \$83,500.00  
Liber/Folio: 31818/216  
Assessed To: Bolden Anthony T

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-07529

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 Lusbys Ln  
Account Number: 11 5501457  
Description: All Par 182 (n Ew Fr  
1136134 Str 10) 2.3500 Acres Map  
135 Grid A3 Par 018  
Assmt: \$83,500.00  
Liber/Folio: 31818/216  
Assessed To: Bolden Anthony T

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 11th 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 6th day of May, 2016,  
warning all persons interested in the  
said properties to be and appear in  
this Court by the 14th 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  
122176 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

Plaintiff
   
v.

GREATER SOUTHEAST  
COMMUNITY HOSPITAL  
CORPORATION I  
(Forfeited)  
6720 N. Scottsdale Rd.  
Suite 390  
Scottsdale, AZ 85253

S/O The Unknown Surviving Di-  
rectors and Assigns  
(Address Unknown)

S/O The State Department of As-  
sessments and Taxation  
301 W. Preston Street, #801  
Baltimore, MD 21201

and

NPF X, INC.  
(Forfeited)

S/O Joseph C. Hoskins  
730 Chaucer Lane  
Tipp City, OH 45371

S/O The Unknown Surviving Di-  
rectors and Assigns  
(Address Unknown)

S/O The State Department of As-  
sessments and Taxation  
301 W. Preston Street, #801  
Baltimore, MD 21201

S/O The Ohio Secretary of State  
180 E. Broad Street  
16th Floor - Attn: Paralegal  
Division-Service of Process  
Columbus, OH 43215

and

DONALD H. AYERS, TRUSTEE  
15620 Kinrose Circle  
Fort Myers, FL 33912

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: 4600 Wheeler  
Rd, Oxon Hill, MD 20745  
Account Number: 12 1194943

Description: Parcel A 230,986.0000  
Sq. Ft. Four Seasons Nursi  
Assmt: \$346,400.00  
Liber/Folio: 13568/015  
Assessed To: Greater Southeast  
Comm Hosp Corp I.

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-07524

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

Property Address: 4600 Wheeler Rd,  
Oxon Hill, MD 20745  
Account Number: 12 1194943  
Description: Parcel A 230,986.0000  
Sq. Ft. Four Seasons Nursi  
Assmt: \$346,400.00  
Liber/Folio: 13568/015  
Assessed To: Greater Southeast  
Comm Hosp Corp I.

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 11th 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 be-  
fore the 6th day of May, 2016, warn-  
ing all persons interested in the said  
properties to be and appear in this  
Court by the 14th day of June, 2016,  
and redeem the Property, and answer  
the Complaint, or thereafter a final  
judgment will be rendered fore-  
closing all rights of redemption in  
this Property and vesting in the  
Plaintiff a title, free and clear of all  
encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122171 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

Plaintiff
   
v.

JASON R. PROCTOR

and

SUNTRUST BANK, F/K/A  
CRESTAR BANK

and

SCOTT B. HANSEN, TRUSTEE

and

PHILIP M. WEBB, TRUSTEE

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: 1116 UTE WAY  
Account Number: 18 2078590  
Description: Lots 81.82.83 84. 85. 86  
9,362.0000 Sq. Ft. & Imps. GR Cap-  
itol Heights Blk 39  
Assmt: \$145,700.00  
Liber/Folio: 10324/191  
Assessed To: Proctor Jason R.

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-07607

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: 1116 UTE WAY  
Account Number: 18 2078590  
Description: Lots 81.82.83 84. 85. 86  
9,362.0000 Sq. Ft. & Imps. GR Cap-  
itol Heights Blk 39  
Assmt: \$145,700.00  
Liber/Folio: 10324/191  
Assessed To: Proctor Jason R.

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

It is thereupon this 11th 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 6th day of May, 2016,  
warning all persons interested in the  
said properties to be and appear in  
this Court by the 14th 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  
122180 (4-21,4-28,5-5)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff
   
v.

FRANK L NELMS JR

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: 13400 Old Indian  
Head Rd  
Account Number: 11 1173756  
Description: 1.3900 Acres Map 145  
Grid F2 Par 152  
Assmt: \$71,300.00  
Liber/Folio: 04552/105  
Assessed To: Nelms Frank L Jr.

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-07525

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: 13400 Old Indian  
Head Rd  
Account Number: 11 1173756  
Description: 1.3900 Acres Map 145  
Grid F2 Par 152  
Assmt: \$71,300.00  
Liber/Folio: 04552/105  
Assessed To: Nelms Frank L 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 11th 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 6th day of May, 2016,  
warning all persons interested in the  
said properties to be and appear in  
this Court by the 14th 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  
122172 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

Plaintiff
   
v.

SHIRLEY BRYANT

and

JP MORGAN CHASE BANK,  
NATIONAL ASSOCIATION

and

KENNETH J. MACFADYEN,  
TRUSTEE

and

JAMES J. LOFTUS, TRUSTEE

and

MIRIAM S. FUCHS, TRUSTEE

and

JEFF HUSTON, TRUSTEE

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: 8815 Maple Ave,  
Bowie, MD 20720  
Account Number: 14 3815057  
Description: Lots 7 & 8 (new Fr  
1676 006 Owners req 07) 5,000.0000  
Sq. Ft. Bowie Blk 14  
Assmt: \$60,100.00  
Liber/Folio: 28237/326  
Assessed To: Bryant Shirley

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-07526

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: 8815 Maple Ave,  
Bowie, MD 20720  
Account Number: 14 3815057

Description: Lots 7 & 8 (new Fr  
1676 006 Owners req 07) 5,000.0000  
Sq. Ft. Bowie Blk 14  
Assmt: \$60,100.00  
Liber/Folio: 28237/326  
Assessed To: Bryant Shirley

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 11th 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 be-  
fore the 6th day of May, 2016, warn-  
ing all persons interested in the said  
properties to be and appear in this  
Court by the 14th day of June, 2016,  
and redeem the Property, and answer  
the Complaint, or thereafter a final  
judgment will be rendered fore-  
closing all rights of redemption in  
this Property and vesting in the  
Plaintiff a title, free and clear of all  
encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122173 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

Plaintiff
   
v.

MARGARET D CLEMENT

and

PNC BANK, N.A. F/K/A THE CIT-  
IZENS NATIONAL BANK, N.A.

and

MICHAEL D. NORD,  
SUB. TRUSTEE

AND

MICHAEL C. BOLESTA,  
SUB. TRUSTEE

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 Clagett Land-  
ing Rd  
Account Number: 07 0797837  
Description: (2.13ac To Acc T  
39510746 Str 08) Trdt S/b 4/2/07  
L27641 F70 6.3200 Acres Map 078  
Grid A2 Par 006  
Assmt: \$126,100.00  
Liber/Folio: 28901/492  
Assessed To: Clement Margaret D

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-07647

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 Clagett Land-  
ing Rd  
Account Number: 07 0797837  
Description: (2.13ac To Acc T  
39510746 Str 08) Trdt S/b 4/2/07  
L27641 F70 6.3200 Acres Map 078  
Grid A2 Par 006  
Assmt: \$126,100.00  
Liber/Folio: 28901/492  
Assessed To: Clement Margaret D

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 11th 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 6th day of May, 2016,  
warning all persons interested in the  
said properties to be and appear in  
this Court by the 14th 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  
122185 (4-21,4-28,5-5)

To Subscribe To  
The Prince  
George’s Post  
Newspaper  
Call 301-627-0900

LEGALS

ORDER OF PUBLICATION

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

Plaintiff
   
v.

EUGENE MORIATY

and

MARY I. MORIATY

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: 9533 Badger Ave,  
Clinton, MD 20735  
Account Number: 09 0916981  
Description: 20,650.0000 Sq. Ft. &  
Imps. Clinton Grove Lot 32 Blk A  
Assmt: \$172,800.00  
Liber/Folio: 01669/510  
Assessed To: Moriatty Eugene &  
Mary I

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-07604

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: 9533 Badger Ave,  
Clinton, MD 20735  
Account Number: 09 0916981  
Description: 20,650.0000 Sq. Ft. &  
Imps. Clinton Grove Lot 32 Blk A  
Assmt: \$172,800.00  
Liber/Folio: 01669/510  
Assessed To: Moriatty Eugene &  
Mary I

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 11th 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 6th day of May, 2016,  
warning all persons interested in the  
said properties to be and appear in  
this Court by the 14th 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  
122178 (4-21,4-28,5-5)

NOTICE

THIRD JUDICIAL DISTRICT  
COURT, STATE OF UTAH,  
SALT LAKE COUNTY

In the matter of the adoption of  
I.G., Case No. 162900087

STATE OF UTAH TO:  
Salomon Morales

A petition for adoption has been  
filed in the Third Judicial District  
Court, State of Utah, regarding a  
child born on March 5, 2016, in Utah  
to C.M.

IF YOU INTEND TO INTERVENE  
IN OR CONTEST THE ADOP-  
TION, YOU MUST FULLFIL THE  
REQUIREMENTS OF UTAH CODE  
§ 78B-6-110(6), INCLUDING FIL-  
ING A MOTION TO INTERVENE  
WITH THE COURT, WITHIN 30  
DAYS OF RECEIVING THIS NO-  
TICE. IF YOU DO NOT, THE  
COURT WILL ENTER AN ORDER  
THAT YOU HAVE WAIVED ANY  
RIGHT TO FURTHER NOTICE IN  
CONNECTION WITH THE ADOP-  
TION OF THE CHILD. FORFEITED  
ALL RIGHTS IN RELATION TO  
THE CHILD, AND ARE BARRED  
FROM THEREAFTER BRINGING  
OR MAINTAINING ANY ACTION  
TO ASSERT ANY INTEREST IN  
THE CHILD.

Any motion must be filed with the  
Third Judicial District Court, PO  
Box 1860, Salt Lake City, UT 84114,  
and a copy mailed to Larry Jenkins,  
60 E. South Temple, #1800, Salt Lake

LEGALS

ORDER OF PUBLICATION

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

v. Plaintiff

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: 0 Warren Ave, Landover, MD 20785  
Account Number: 13 1412493  
Description: 21.22 4,000.0000 Sq. Ft. White House Height Blk 9  
Assmt: \$48,000.00  
Liber/Folio: 05395/736  
Assessed To: Fleming Ernest M

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07606

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 Warren Ave, Landover, MD 20785  
Account Number: 13 1412493  
Description: 21.22 4,000.0000 Sq. Ft. White House Height Blk 9  
Assmt: \$48,000.00  
Liber/Folio: 05395/736  
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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122179 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

v. Plaintiff

PATRICIA B CANNON  
3331 Shore Drive  
Annapolis, MD 21403-4724

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: 5211 Lawrence Pl  
Account Number: 02 0131607  
Description: Outlot D 14,181.0000 Sq. Ft. Industrial City  
Assmt: \$85,000.00  
Liber/Folio: 25383/595  
Assessed To: Cannon Patricia B

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07608

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: 5211 Lawrence Pl  
Account Number: 02 0131607  
Description: Outlot D 14,181.0000 Sq. Ft. Industrial City  
Assmt: \$85,000.00  
Liber/Folio: 25383/595  
Assessed To: Cannon Patricia 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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122181 (4-21,4-28,5-5)

LEGALS

ORDER OF PUBLICATION

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

v. Plaintiff

FINANCIAL DIVERSIFIED  
SERVICES, INC.

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: 13200 Coldwater Dr, Fort Washington, MD 20744  
Account Number: 05 0309005  
Description: 45,756.0000 Sq. Ft. Piscataway Estates Lot 35 Blk A  
Assmt: \$79,700.00  
Liber/Folio: 09378/557  
Assessed To: Financial Div Services Inc.

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07644

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: 13200 Coldwater Dr, Fort Washington, MD 20744  
Account Number: 05 0309005  
Description: 45,756.0000 Sq. Ft. Piscataway Estates Lot 35 Blk A  
Assmt: \$79,700.00  
Liber/Folio: 09378/557  
Assessed To: Financial Div Services 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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122182 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

v. Plaintiff

MICHAEL H HOLLY

and

ASHLEY OAK PARTNERS, 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: 0 Southern Ave, Capitol Heights, MD 20743  
Account Number: 18 2098911  
Description: 6,000.0000 Sq. Ft. George J Bradbury Lot 4  
Assmt: \$61,200.00  
Liber/Folio: 24886/215  
Assessed To: Holly Michael H

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07645

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 Southern Ave, Capitol Heights, MD 20743  
Account Number: 18 2098911  
Description: 6,000.0000 Sq. Ft. George J Bradbury Lot 4  
Assmt: \$61,200.00  
Liber/Folio: 24886/215  
Assessed To: Holly Michael 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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122183 (4-21,4-28,5-5)

LEGALS

ORDER OF PUBLICATION

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

v. Plaintiff

SANDRA GALDAMEZ

and

FLATN, INC.

and

DOUGLAS R. COGGINS,  
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: 5915 Addison Rd, Capitol Heights, MD 20743  
Account Number: 18 2092955  
Description: Lots 54 Thru 57 10,000.00 Sq. Ft. Oakmont Blk 3  
Assmt: \$60,000.00  
Liber/Folio: 34568/226  
Assessed To: Galdamez Sandra

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07646

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: 5915 Addison Rd, Capitol Heights, MD 20743  
Account Number: 18 2092955  
Description: Lots 54 Thru 57 10,000.00 Sq. Ft. Oakmont Blk 3  
Assmt: \$60,000.00  
Liber/Folio: 34568/226  
Assessed To: Galdamez Sandra

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

It is thereupon this 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122184 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

v. Plaintiff

THE ESTATE, PERSONAL REPRESENTATIVES, KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF RONALD JAMES STANG

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: 8600 Boundary Ln, Brandywine, MD 20613  
Account Number: 11 1171750  
Description: (It 19a To 379 3080 Str 06) (base corr Val E RrTme of Str 06)  
Assmt: \$159,600.00  
Liber/Folio: 05614/802  
Assessed To: Stang Ronald J & Francine A

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07649

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: 8600 Boundary Ln, Brandywine, MD 20613  
Account Number: 11 1171750  
Description: (It 19a To 379 3080 Str 06) (base corr Val E RrTme of Str 06)  
Assmt: \$159,600.00  
Liber/Folio: 05614/802  
Assessed To: Stang Ronald J & Francine 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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122187 (4-21,4-28,5-5)

File: SSV15-6031

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

Sunshine State Certificates V LLLP,

vs. Plaintiff

Kimberly Bolling, Bank of America, NA, PRLAP, Inc., Trustee, Omni Professional Center, A Condominium, Prince George’s County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District of Prince George’s County, Maryland known as 4000 Mitchellville Road, Suite B424, Bowie, MD 20716-3105 and described as Unit B424 and being assessed as Account No. 07-0670240 on the Tax Roll of the Director of Finance,

Defendants

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

Civil Action No. CAE 16-04473  
TAX SALE

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

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

It is thereupon this 18th day of April, 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 some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 13th day of May, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 21st day of June, 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 or leasehold free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122250 (4-28,5-5,5-12)

NOTICE

IN THE MATTER OF:  
Chi Chebisi Akosu  
Chembah Bran Kingsly

FOR THE CHANGE OF NAME TO:  
John Chi Akosu  
BranKingsly Chembah Chi

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 16-13802

A petition has been filed to change the name of Chi Chebisi Akosu (Adult) to John Chi Akosu and Chembah Bran Kingsly (Minor Child(ren)) to BranKingsly Chembah Chi.

The latest day by which an objection to the Petition may be filed is May 16, 2016.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George’s County, Maryland  
122244 (4-28)

LEGALS

NOTICE

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

vs. Substitute Trustees, Plaintiffs

SUSAN MCDANIEL  
LEVI MCDANIEL  
3921 Ettrick Court, Unit # 9-33  
Bowie, MD 20716

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 13-09904

Notice is hereby given this 12th 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 3921 Ettrick Court, Unit # 9-33, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th 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 12th day of May, 2016.

The report states the purchase price at the Foreclosure sale to be \$145,600.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122152 (4-21,4-28,5-5)

NOTICE

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

vs. Substitute Trustees, Plaintiffs

AUDREY FINCH  
LA’SHAN N. SMITH  
8411 Mimosa Avenue  
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 15-35200

Notice is hereby given this 13th 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 8411 Mimosa Avenue, 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 13th 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 13th day of May, 2016.

The report states the purchase price at the Foreclosure sale to be \$164,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122166 (4-21,4-28,5-5)

NOTICE

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

vs. Substitute Trustees, Plaintiffs

HENRY L. BRAND  
12909 Duckettown Road  
Laurel, MD 20708

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 15-25729

Notice is hereby given this 12th 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 12909 Duckettown Road, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th 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 12th day of May, 2016.

The report states the purchase price at the Foreclosure sale to be \$240,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122149 (4-21,4-28,5-5)

NOTICE

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

vs. Substitute Trustees, Plaintiffs

JOSE A. CRUZ  
2108 North Anvil Lane  
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 15-16715

Notice is hereby given this 12th 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 2108 North Anvil Lane, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th 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 12th day of May, 2016.

The report states the purchase price at the Foreclosure sale to be \$155,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122150 (4-21,4-28,5-5)

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



LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF  
PRINCE GEORGE’S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

PRINCE GEORGE'S COUNTY PROPOSED FY 2017  
OPERATING BUDGET, SIX YEAR CAPITAL PROGRAM  
(INCLUDING THE CAPITAL IMPROVEMENT BUDGET)  
AND THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION  
PORTION OF THE COUNTY FY 2017 OPERATING BUDGET,  
PROPOSED BUDGET OF THE  
REDEVELOPMENT AUTHORITY, REVENUE AUTHORITY  
AND INDUSTRIAL DEVELOPMENT AUTHORITY OF  
PRINCE GEORGE'S COUNTY, AND  
THE CONSTANT YIELD TAX RATE

The County Council of Prince George's County, Maryland, hereby gives notice of its intent to hold public hearings to consider the County's proposed operating budget; the six year capital program (including the capital improvement budget); the Prince George's County Board of Education portion of the County FY 2017 Operating Budget; the proposed current operating budgets of the Redevelopment Authority, Revenue Authority and Industrial Development Authority of Prince George's County; and the Constant Yield Tax Rate.

The public hearing will be held on:

THURSDAY, MAY 5, 2016  
7:00 P.M.  
COUNCIL HEARING ROOM, FIRST FLOOR  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

AND

TUESDAY, MAY 10, 2016  
7:00 P.M.  
COUNCIL HEARING ROOM, FIRST FLOOR  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

A limited number of budget summaries ("A Budget in Brief") are available upon request from the Office of Management and Budget, Room 3000, County Administration Building, Upper Marlboro, Maryland 20772 (301) 952 3300. In addition, copies of the full budget are available for inspection in the Clerk's Office and at all branches of the Prince George's County Memorial Library System.

Members of the public are invited to express their views concerning the proposed budgets. Persons wishing to testify at the above mentioned public hearings are requested to telephone the Office of the Clerk of the Council at (301) 952-3600 in order to be placed on the advance speakers' list. Testimony will be limited to three minutes per speaker. There will be no relinquishing of time by one speaker to another, and allotted time periods will be closely followed. Written comments will be accepted in addition to, or in lieu of, oral testimony. E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council. Written comments may be submitted before the hearing to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland, 20772.

Free parking and shuttle bus service are available at the Prince George's Equestrian Center parking lots.

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Derrick Leon Davis, Chairman

Attest:  
Redis C. Floyd  
Clerk of the Council

122157 (4-21,4-28)

MARYLAND DEPARTMENT OF THE  
ENVIRONMENT AIR AND RADIATION  
MANAGEMENT ADMINISTRATION

NOTICE OF TENTATIVE DETERMINATION,  
OPPORTUNITY TO REQUEST A PUBLIC  
HEARING, AND OPPORTUNITY TO SUBMIT  
WRITTEN COMMENTS

FIRST NOTICE

The Department of the Environment, Air and Radiation Management Administration (ARMA) has completed its review of an application for a Permit to Construct submitted by Ritchie Land Reclamation, LLC on February 12, 2016 for the installation of a 200 ton per hour waste concrete crushing and screening plant powered by five (5) diesel engines. The proposed installation will be located at 2001 Ritchie Marlboro Road, Upper Marlboro, MD 20774.

Pursuant to Section 1-604, of the Environment Article, Annotated Code of Maryland, the Department has made a tentative determination that the Permit to Construct can be issued and is now ready to receive public comment on the application. Copies of the Department's tentative determination, the application, the draft permit to construct with conditions, and other supporting documents are available for public inspection. Ask for Docket #05-16 at the following locations during normal business hours.

Maryland Department of the Environment  
Air and Radiation Management Administration  
1800 Washington Boulevard  
Baltimore, Maryland 21230

Prince George's County Memorial Library System  
Largo-Kettering Branch  
9601 Capital Lane  
Largo, Maryland 20774  
(301) 336-4044

Interested persons may request a public hearing and /or submit written comments on the tentative determination. Requests for a public hearing must be submitted in writing and must be received by the Department no later than 20 days from the date of this notice. Written comments must be received by the Department no later than 30 days from the date of this notice.

Interested persons may request an extension to the public comment period. The extension request must be submitted in writing and must be received by the Department no later than 30 days from the date of this notice or within 5 days after the hearing (if a hearing is requested), whichever is later. The public comment period may only be extended one time for a 60-day period.

All requests for a public hearing, requests for an extension to the public comment period, and all written comments should be directed to the attention of Ms. Shannon Heafey, Air Quality Permits Program, Air and Radiation Management Administration, 1800 Washington Boulevard, Baltimore, Maryland 21230.

Further information may be obtained by calling Ms. Shannon Heafey at 410-537-4433.

George S. Aburn, Jr., Director  
Air and Radiation Management Administration

122260 (4-28)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF  
PRINCE GEORGE’S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, MAY 3, 2016  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, May 3, 2016, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-7-2016 (DR-2) - AN ACT CONCERNING THE SCHOOL FACILITIES SURCHARGE for the purpose of clarifying, without substantive change, the definition of County Urban Centers and Corridors to ensure consistency with current County center designations approved in the 2014 General Plan for the County, Plan Prince George's 2035, to meet qualifying statutory criteria prescribed for exemption from payment of the School Facilities Surcharge enacted by the Maryland General Assembly for certain multifamily dwelling units that are studio apartments or efficiency apartments.

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

122158 (4-21,4-28)

THE PRINCE  
GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF  
PRINCE GEORGE’S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

TUESDAY, MAY 3, 2016  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, May 3, 2016 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR- 14-2016 A RESOLUTION CONCERNING REGIONAL INSTITUTION STRATEGIC ENTERPRISE (“RISE”) ZONE PROGRAM for the purpose of approving the designation of the Greater College Park Regional Institution Strategic Enterprise (“RISE”) Zone.

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

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Derrick Leon Davis, Chairman

Attest:  
Redis C. Floyd  
Clerk of the Council

122159 (4-21,4-28)

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF  
PRINCE GEORGE’S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

MARYLAND NATIONAL CAPITAL PARK AND PLANNING  
COMMISSION (M-NCPPC)PROPOSED FISCAL YEAR 2016-2017  
OPERATING AND CAPITAL BUDGETS  
AND THE M-NCPPC CAPITAL IMPROVEMENT PROGRAM  
FOR FISCAL YEARS 2017-2022

MONDAY, MAY 2, 2016  
7:00 P.M.  
COUNCIL HEARING ROOM, FIRST FLOOR  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

Copies of the proposed budget will be available, upon request, at the Parks and Recreation Administration Building in Riverdale, or the M NCPPC Public Affairs Office, and the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. In addition, copies will be available for review at all branches of the Prince George's County Memorial Library System. Copies of the County Executive's recommendations will be available in the office of the Clerk of the County Council.

Members of the public are invited to express their views concerning the proposed budget. Persons wishing to testify are requested to telephone the Office of the Clerk of the Council, at (301) 952 3600 in advance. Registration will also be available at the hearing. Speakers will be allowed three minutes each. Written comments may be submitted before the hearing to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland, 20772. E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council.

Those wishing to testify at this hearing, or to receive copies of the proposed documents, are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, telephone (301) 952 3600. Free parking and shuttle bus service are available at the Prince George's Equestrian Center parking lots.

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Derrick Leon Davis, Chairman

Attest:  
Redis C. Floyd  
Clerk of the Council

122160 (4-21,4-28)

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Muirkirk Road at Odell Road / Cedarbrook Lane Intersection Improvements, Contract Number 895-H (D), will be received until May 27, 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 Fifty Dollars (\$150.00) will be charged for the purchase of the contract documents, which are available for review on May 2, 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.**

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

QUANTITY	UNIT	DESCRIPTION
1	LS	Clearing and Grubbing
1	LS	Type B Engineer’s Office
16,600	LF	Five Inch (5”) Yellow or White Nontoxic Lead Free Waterborne Pavement Marking Paint
9,200	LF	Removal of Preformed Pavement Marking Lines or Symbols
125	TON	Hot Mix Asphalt for Maintenance of Traffic
42	UD	Portable Variable Message Sign
5,000	CY	Class 1 or Class 1-A Excavation
200	LF	Reinforced Concrete Pipe, Class IV – Various sizes
1	EA	Standard Type C Endwall for 18 Inch Pipe
4	EA	Standard Concrete End Section
1	LS	Bioretention Soil Mix
3,200	SY	6 Inch Graded Aggregate Base
3,000	TON	Superpave Hot Mix Asphalt – Various Mixes
11,000	LF	Lead Free Reflective Thermoplastic Pavement Markings
240	LF	Standard Concrete Curb and Gutter
855	SF	Concrete Sidewalk
9,000	SY	Furnished Topsoil – 4 Inches
11,400	SY	Turfgrass Establishment
5,000	SY	Soil Stabilization Matting – Types A and B
26	EA	Plant Trees – Various Species
2,130	LF	PVC (Schedule 80) Electric Conduit – 2, 3 and 4 Inches Dia.
1	EA	Uninterruptible Power Supply (UPS)
6,750	LF	Electric Cable – 1, 2, 3, 4, 5 and 7 Conductor
130	SF	Sheet Aluminum Sign
19	EA	12 Inch One Way Signal Head – Mast Arm Mount
8	EA	Audible Pedestrian Pushbutton Assembly and Sign
12	EA	Steel Poles – Various Heights
4	EA	Aldis Grid Smart Video Detection System
1	EA	Naztec Temperature Probe Assembly
1,300	LF	Dielectric Loose Tube Single Mode Fiber Optic Cable
3	EA	Adjust WSSC Valve Roadway Box
1	EA	Remove and Relocate Fire Hydrant

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked “Muirkirk Road at Odell Road/Cedarbrook Lane Intersection Improvements, Contract Number 895-H (D)”

4. A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on May 13, 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 310, Largo, Maryland 20774.

5. This project requires 100% MBE subcontracting and 100% County based business participation goal.

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

122275 (4-28,5-5,5-12)

CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, APRIL 11, 2016

ORDINANCE O-16-06

AN ORDINANCE for the purpose of amending the Fiscal Year 2015-2016 Budget for Community Development Grant Funding.

RESOLUTION R-16-09

A RESOLUTION for the purpose of approving the registration fee for vacant buildings and lots within the City of Seat Pleasant on annual basis and providing that the title of this Resolution shall be deemed a fair summary; and generally relating to the registration fee of vacant properties in the City.

Copies of this legislation are available from the Office of the City Clerk at:

City Hall  
6301 Addison Road  
Seat Pleasant, Maryland 20743-2125

122161 (4-21,4-28)

CALL 301.627.0900

FAX 301.627.6260

email bboice@pgpost.com

NOTICE

IN THE MATTER OF:  
Michelle Nicole Abebe  
Eluid Abebe Zenebe

FOR THE CHANGE OF  
NAME TO:  
Abigail Abebe Zenebe  
Elihum Abebe Zenebe

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 16-16225

A petition has been filed to change the name of (Minor Child(ren)) Abigail Zenebe Abebe to Abigail Abebe Zenebe and Eluid Abebe Zenebe to Elihum Abebe Zenebe.

The latest day by which an objection to the Petition may be filed is May 16, 2016.

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

122243 (4-28)

NOTICE

IN THE MATTER OF:  
Michelle Nicole Nolley  
David Alexander Nolley

FOR THE CHANGE OF  
NAME TO:  
Michelle Nicole Moreno-Ali  
David Alexander Moreno

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 16-14219

A petition has been filed to change the name of Michelle Nicole Nolley (Adult) to Michelle Nicole Moreno-Ali and David Alexander Nolley (Minor Child(ren)) to David Alexander Moreno.

The latest day by which an objection to the Petition may be filed is May 16, 2016.

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

122245 (4-28)





LEGALS

NOTICE

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

Substitute Trustees,  
 Plaintiffs

v.  
 Nathaniel L. Hurley,  
 Personal Representative for the Es-  
 tate 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 re-  
 ported, will be ratified and con-  
 firmed, 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 be-  
 fore 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

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 Representa-  
 tive 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 re-  
 ported, will be ratified and con-  
 firmed, 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 be-  
 fore 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)

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

**In the Matter of:  
 BRUCE JONES, Jr., Minor**

**Guardianship No. GD-10689**

ORDER OF PUBLICATION

A petition for the guardianship of  
 the person of a minor child, namely  
**BRUCE JONES, JR.**, an infant male  
 born on March 24, 2003 at Doctors  
 Hospital Houston, TX to Tonya Ed-  
 wards Jones and Bruce Jones, Sr,  
 having been filed, it is this 14th day  
 of April, 2016.

ORDERED, by the Orphan’s Court  
 for Prince George’s County, Mary-  
 land, that the respondent(s), Tonya  
 Edwards Jones and Bruce Jones, Sr.,  
 the natural parents of the aforemen-  
 tioned child, are hereby notified that  
 the aforementioned petition for the  
 guardianship of the person has been  
 filed, stating that the last known ad-  
 dress of respondent(s) as 2704 Mill-  
 wake Street, Houston, TX, is  
 hereby notified to show cause on or  
 before the 23rdt day of May, 2016,  
 why the relief prayed should not be  
 granted; and said respondent(s) is  
 further advised that unless such  
 cause be shown in writing and filed  
 by that date, the petitioner may ob-  
 tain a final decree for the relief  
 sought.

This order shall be published in ac-  
 cordance with Maryland Rule 2-  
 122(a), Service by Posting or  
 Publication.

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

122165 (4-21,4-28,5-5)

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 re-  
 ported, will be ratified and con-  
 firmed, 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 be-  
 fore 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)

LEGALS

NOTICE

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

Substitute Trustees,  
 Plaintiffs

vs.  
 GERALDINE V. BREAKFIELD  
 4404 Patuxent Overlook Drive  
 Bowie, MD 20716

Defendant(s)

**In the Circuit Court for Prince  
 George’s County, Maryland  
 Case No. CAEF 15-32724**

Notice is hereby given this 12th  
 day of April, 2016 by the Circuit  
 Court for Prince George’s County,  
 Maryland, that the sale of the prop-  
 erty mentioned in these proceedings  
 and described as 4404 Patuxent  
 Overlook Drive, Bowie, MD 20716,  
 made and reported by the Substitute  
 Trustee, will be RATIFIED AND  
 CONFIRMED, unless cause to the  
 contrary thereof be shown on or  
 before the 12th 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  
 12th day of May, 2016.

The report states the purchase  
 price at the Foreclosure sale to be  
 \$691,000.00.

SYDNEY J. HARRISON  
 Clerk, Circuit Court for  
 Prince George’s County, MD  
 True Copy—Test:  
 Sydney J. Harrison, Clerk  
 122148 (4-21,4-28,5-5)

**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 Per-  
 sonal Representative of the estate of  
 Paul Kevin Garvey who died on Feb-  
 ruary 7, 2016 with a will.

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

All persons having any objection  
 to the appointment (or to the pro-  
 bate of the decedent’s will) shall file  
 their objections with the Register of  
 Wills on or before the 4th day of Oc-  
 tober, 2016.

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

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

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

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

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)

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 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: 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 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: 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 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  
 122043 (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.  
 CLARENCE B. THOMPCKINS AKA  
 CLARENCE B. THOMPCKINS, JR.  
 REGINA S. THOMPCKINS  
 2904 Buckthorn Court  
 Glenarden, MD 20706 IRTA 20785

Defendant(s)

**In the Circuit Court for Prince  
 George’s County, Maryland  
 Case No. CAEF 15-25007**

Notice is hereby given this 12th  
 day of April, 2016 by the Circuit  
 Court for Prince George’s County,  
 Maryland, that the sale of the prop-  
 erty mentioned in these proceedings  
 and described as 2904 Buckthorn  
 Court, Glenarden, MD 20706 IRTA  
 20785, made and reported by the  
 Substitute Trustee, will be RATI-  
 FIED AND CONFIRMED, unless  
 cause to the contrary thereof be  
 shown on or before the 12th 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 succe-  
 ssive weeks before the 12th day of  
 May, 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  
 122153 (4-21,4-28,5-5)

PRINCE GEORGE’S COUNTY  
 GOVERNMENT

**BOARD OF LICENSE  
 COMMISSIONERS**

**NOTICE OF PUBLIC  
 HEARING**

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

t/a Fishnet  
 Class B, Beer and Wine License  
 5010 Berwyn Road  
 College Park, Maryland 20740

A Public Hearing will be held on:

**May 11, 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 pub-  
 lic 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  
 April 8, 2016

122141 (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 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 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 Profes-  
 sional Park Medical Condominium  
 Association

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:

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

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 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 Profes-  
 sional Park Medical Condominium  
 Association

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  
 122038 (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.  
 MONIFA AHMED  
 1604 Shady Glen Drive  
 District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince  
 George’s County, Maryland  
 Case No. CAEF 15-35680**

Notice is hereby given this 12th  
 day of April, 2016 by the Circuit  
 Court for Prince George’s County,  
 Maryland, that the sale of the prop-  
 erty mentioned in these proceedings  
 and described as 1604 Shady Glen  
 Drive, District Heights, MD 20747,  
 made and reported by the Substitute  
 Trustee, will be RATIFIED AND  
 CONFIRMED, unless cause to the  
 contrary thereof be shown on or  
 before the 12th 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  
 12th day of May, 2016.

The report states the purchase  
 price at the Foreclosure sale to be  
 \$308,000.00.

SYDNEY J. HARRISON  
 Clerk, Circuit Court for  
 Prince George’s County, MD  
 True Copy—Test:  
 Sydney J. Harrison, Clerk  
 122146 (4-21,4-28,5-5)

**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 Her-  
 bert, whose address is 2929 Nelson  
 Pl SE #1, Washington, DC 20019,  
 was on April 5, 2016 appointed Per-  
 sonal Representative of the estate of  
 Melvin D Weary, who died on Feb-  
 ruary 18, 2016 without a will.

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

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

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

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

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

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

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

NOTICE

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

Substitute Trustees,  
 Plaintiffs

vs.  
 WANDA A. BAZADIER  
 8005 Vernon Drive  
 Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince  
 George’s County, Maryland  
 Case No. CAEF 15-32749**

Notice is hereby given this 12th  
 day of April, 2016 by the Circuit  
 Court for Prince George’s County,  
 Maryland, that the sale of the prop-  
 erty mentioned in these proceedings  
 and described as 8005 Vernon Drive,  
 Fort Washington, MD 20744, made  
 and reported by the Substitute  
 Trustee, will be RATIFIED AND  
 CONFIRMED, unless cause to the  
 contrary thereof be shown on or be-  
 fore the 12th day of May, 2016, pro-  
 vided

LEGALS

ORDER OF PUBLICATION

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

Plaintiff  
v.  
S A KALICH

and

THE ESTATE, PERSONAL REPRESENTATIVES, KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF S A KALICH

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: 0015 Akin Ave, Capitol Heights, MD 20743  
Account Number: 18 2054880  
Description:  
Lots 55.56 4,000.0000 Sq. Ft. Capitol Heights Blk 13  
Assmt: \$40,800.00  
Liber/Folio: 03792/334  
Assessed To: Kalich S A

**In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-10200**

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: 0015 Akin Ave, Capitol Heights, MD 20743  
Account Number: 18 2054880  
Description:  
Lots 55.56 4,000.0000 Sq. Ft. Capitol Heights Blk 13  
Assmt: \$40,800.00  
Liber/Folio: 03792/334  
Assessed To: Kalich S 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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122198 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

Plaintiff  
v.

THE REVOCABLE LIVING TRUST OF GLADYS H. PHARR

and

THE ESTATE, PERSONAL REPRESENTATIVES AND KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF GLADYS H. PHARR

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 Keys Rd.,  
Account Number: 11 1175124  
Description:  
1.4200 Acres Map 146 Grid B4 Par 074  
Assmt: \$71,800.00  
Liber/Folio: 32422/521  
Assessed To: Pharr Gladys H Rev Liv Trust

**In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-10206**

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 North Keys Rd.,  
Account Number: 11 1175124  
Description:  
1.4200 Acres Map 146 Grid B4 Par 074  
Assmt: \$71,800.00

Liber/Folio: 32422/521  
Assessed To: Pharr Gladys H Rev Liv Trust

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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122204 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

Plaintiff  
v.

NICOLA A LOGAN

and

DEUTSCHE BANK NATIONAL TRUST

and

SUNTRUST BANK F/K/A GUARDIAN FEDERAL SAVINGS AND LOAN ASSOCIATION

and

THE FEDERAL HOME LOAN MORTGAGE CORPORATION

and

JEFFREY NADEL, TRUSTEE

and

SCOTT NADEL, TRUSTEE

and

ROBERT W. NEFF, TRUSTEE

and

ROBERT K. BOWIE, TRUSTEE

and

HOLLY HILL CONDOMINIUM

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: 7206 Donnell Pl, Unit 7206-C8, District Heights, MD 20747,  
Account Number: 06 0525899  
Description:  
7206 Unit C-8 1,669.0000 Sq. Ft. & Imps. Holly Hill Condo-  
Assmt: \$30,000.00  
Liber/Folio: 21158/549  
Assessed To: Logan Nicola A.

**In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-10201**

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: 7206 Donnell Pl, Unit 7206-C8, District Heights, MD 20747,  
Account Number: 06 0525899  
Description:  
7206 Unit C-8 1,669.0000 Sq. Ft. & Imps. Holly Hill Condo-  
Assmt: \$30,000.00  
Liber/Folio: 21158/549  
Assessed To: Logan Nicola 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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122199 (4-21,4-28,5-5)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff  
v.  
FINANCIAL DIVERSIFIED SERVICES, INC.

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: 13204 Coldwater Dr, Fort Washington, MD 20744  
Account Number: 05 0308981  
Description:  
23,975.0000 Sq. Ft. Piscataway Estates Lot 32  
Assmt: \$76,900.00  
Liber/Folio: 09288/582  
Assessed To: Financial Diversfd Services Inc.

**In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-10205**

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: 13204 Coldwater Dr, Fort Washington, MD 20744  
Account Number: 05 0308981  
Description:  
23,975.0000 Sq. Ft. Piscataway Estates Lot 32  
Assmt: \$76,900.00  
Liber/Folio: 09288/582  
Assessed To: Financial Diversfd Services 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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122203 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

Plaintiff  
v.

JUAN JOSE DIAZ

and

OLGA ALICIA VELASQUEZ

and

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. S/O The Corporation Trust Company

and

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION FKA WAMU S/O The Corporation Trust Company

and

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION FKA HOME SAVINGS OF AMERICA, FA

and

HOMEcomings FINANCIAL NETWORK, INC.

and

F. VERNON BOOZER ESQ.

and

EDWARD C. COVAHEY JR. ESQ.

and

THOMAS P. DORE, SUB. 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: 7203 Webster

Ln., Fort Washington, D 20744  
Account Number: 12 1254051  
Description:  
Pt Parcel A Eq 1.2875 Acres 1.2800 Acres. Webster Heights  
Assmt: \$17,300.00  
Liber/Folio: 32712/110  
Assessed To: Diaz Juan J & Olga A Velazquez

**In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-10202**

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: 7203 Webster Ln., Fort Washington, D 20744  
Account Number: 12 1254051  
Description:  
Pt Parcel A Eq 1.2875 Acres 1.2800 Acres. Webster Heights  
Assmt: \$17,300.00  
Liber/Folio: 32712/110  
Assessed To: Diaz Juan J & Olga A Velazquez

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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122200 (4-21,4-28,5-5)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff  
v.

PELENA BROWN

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 Fletcherstown Rd, Bowie, MD 20715  
Account Number: 14 1587922  
Description:  
3.0000 Acres Map 037 Grid A2 Par 047  
Assmt: \$101,200.00  
Liber/Folio: 33/427  
Assessed To: Brown Pelena

**In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-10203**

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 Fletcherstown Rd, Bowie, MD 20715  
Account Number: 14 1587922  
Description:  
3.0000 Acres Map 037 Grid A2 Par 047  
Assmt: \$101,200.00  
Liber/Folio: 33/427  
Assessed To: Brown Pelena

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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122201 (4-21,4-28,5-5)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff  
v.  
CELINE MUGABE

and

N.R.L.L. EAST, LLC

and

FIRST AMERICAN TITLE INSURANCE COMPANY, TRUSTEE F/K/A TRANSCONTINENTAL TITLE COMPANY INC.

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: 2133 Robert Bowie Dr, Upper Marlboro, MD 20774  
Account Number: 03 0195438  
Description:  
10,942.0000 Sq. Ft. Village Of Oak Gro Lot 60 Blk C  
Assmt: \$75,600.00  
Liber/Folio: 29370/395  
Assessed To: Mugabe Celine

**In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-10204**

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: 2133 Robert Bowie Dr, Upper Marlboro, MD 20774  
Account Number: 03 0195438  
Description:  
10,942.0000 Sq. Ft. Village Of Oak Gro Lot 60 Blk C  
Assmt: \$75,600.00  
Liber/Folio: 29370/395  
Assessed To: Mugabe Celine

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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122202 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

Plaintiff  
v.

WOODBURN ESTATES, LLC

and

THE COLUMBIA BANK

and

NVR, INC.

and

MICHAEL G. GALLERIZZO, TRUSTEE

and

MICHAEL C. BOLESTA, TRUSTEE

and

MATT BECK, TRUSTEE

and

KIRK KUBISTA, TRUSTEE

and

STEVEN P. FISHMAN, TRUSTEE

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Mary Beth Blvd.,

Account Number: 09 3827748  
Description: Parcel A 116,249.0000 Sq. Ft. Woodburn Estates- Blk A  
Assmt: \$11,600.00  
Liber/Folio: 21528/117  
Assessed To: Woodburn Estates LLC

**In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-10444**

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 Mary Beth Blvd.,  
Account Number: 09 3827748  
Description: Parcel A 116,249.0000 Sq. Ft. Woodburn Estates- Blk A  
Assmt: \$11,600.00  
Liber/Folio: 21528/117  
Assessed To: Woodburn Estates 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 18th 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 13th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 21st 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  
122246 (4-28,5-5,5-12)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff  
v.

PALMER ROAD NO. 1, LLC

and

PRINCE GEORGE’S COUNTY



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

15654 MILLBROOK LANE #38  
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Estate of Sharon H Anderson, dated August 21, 2007, and recorded in Liber 28481 at folio 488 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 17, 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 \$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% 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 # 2013-38280)

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

122230 (4-28,5-5,5-12)

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

13114 FALLING WATER CT.  
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated June 30, 2005 and recorded in Liber 22885, Folio 185 among the Land Records of Prince George's Co., MD, with an original principal balance of \$375,360.00 and an original interest rate of 5.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 17, 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 more fully described in the aforesaid Deed of Trust.

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

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

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

122217 (4-28,5-5,5-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

1011 MANDARIN DRIVE  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Kevin R. Moore and Tina R. Moore, dated February 28, 1994, and recorded in Liber 9412 at folio 472 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 17, 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 \$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 5.5% 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 # 2011-16964)

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

122231 (4-28,5-5,5-12)

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

7208 HAVRE TURN  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated July 23, 2007 and recorded in Liber 28741, Folio 619 and re-recorded in Liber 37366, Folio 227 among the Land Records of Prince George's Co., MD, with an original principal balance of \$250,181.00 and an original interest rate of 7.41000% 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 17, 2016 AT 11:10 AM

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

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

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

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

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

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

122219 (4-28,5-5,5-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

12103 NORTHWOOD DRIVE  
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Estate of Ronald L.Sanders Sr aka Ronald Sanders Sr and Patricia A.Sanders aka Patricia Sanders, dated May 11, 2012, and recorded in Liber 33673 at folio 208 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 17, 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 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 # 2013-43234)

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

122232 (4-28,5-5,5-12)

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

2000 THYRRING CT.  
DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated April 18, 2007 and recorded in Liber 27778, Folio 335 among the Land Records of Prince George's Co., MD, with an original principal balance of \$304,000.00 and an original interest rate of 6.12500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 17, 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 \$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 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

122220 (4-28,5-5,5-12)

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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

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

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

Stacey R Richards  
Defendant

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

CIVIL NO. CAEF 15-31710

ORDERED, this 20th day of April, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9716 Lake Pointe Court, Unit 303, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th 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 20th day of May, 2016, next.

The report states the amount of sale to be \$161,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

122251 (4-28,5-5,5-12)

NOTICE

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

James J Fischetti  
aka James J Fischetti, Sr  
Defendant

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

CIVIL NO. CAEF 14-09715

ORDERED, this 20th day of April, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7628 South Arbory Lane, Unit 333, 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 20th 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 20th day of May, 2016, next.

The report states the amount of sale to be \$96,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

122265 (4-28,5-5,5-12)

NOTICE

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

Vicki R. Nolan  
Defendant

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

CIVIL NO. CAEF 15-37118

ORDERED, this 20th day of April, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6906 Mountain Lake Place, 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 20th 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 20th day of May, 2016, next.

The report states the amount of sale to be \$148,255.13.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

122252 (4-28,5-5,5-12)

NOTICE

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

Eboni S Young  
Defendant

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

CIVIL NO. CAEF 13-27390

ORDERED, this 21st day of April, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 17116 Fairway View Lane, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd 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 23rd day of May, 2016, next.

The report states the amount of sale to be \$129,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

122266 (4-28,5-5,5-12)

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. Clerklely II and Alexis D. Clerklely, 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

NOTICE

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

Amber Alexander and  
Chantela L Copeland  
Defendants

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

CIVIL NO. CAEF 15-25400

ORDERED, this 20th day of April, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1705 Dutch Village Drive #M-392, Hyattsville, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of May, 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 20th day of May, 2016, next.

The report states the amount of sale to be \$61,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

122254 (4-28,5-5,5-12)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

DORIS WHITELEY  
NALINE P. BENDER  
4820 66th Avenue  
Hyattsville, MD 20784

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-31735

Notice is hereby given this 21st 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 4820 66th Avenue, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd 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 23rd day of May, 2016.

The report states the purchase price at the Foreclosure sale to be \$281,290.27.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

122272 (4-28,5-5,5-12)

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

7104 DOWER HOUSE ROAD  
UPPER MARLBORO, MARYLAND 20772

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

MAY 3, 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 \$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)

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

122021 (4-14-4-21,4-28)

LEGALS

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

In the Matter of:  
TYRELL CARTER, Minor

Guardianship No. GD-10672

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely TYRELL CARTER, an infant male born on June 27, 2002 at George Washington Hospital, Washington, DC to Jamellah Carter and Antonio Marsh, having been filed, it is this 22nd day of April, 2016.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent(s), Antonio Marsh, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as Unknown. Respondent, Antonio Marsh, is hereby notified to show cause on or before the 30th day of May, 2016, why the relief prayed should not be granted; and said respondent(s) is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

122277 (4-28,5-5,5-12)

NOTICE

IN THE MATTER OF:  
Samyah Kaprece Smith

FOR THE CHANGE OF  
NAME TO:  
Samaya Kaprece Smith

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 16-18286

A petition has been filed to change the name of (Minor Child) Samyah Kaprece Smith to Samaya Kaprece Smith.

The latest day by which an objection to the Petition may be filed is May 23, 2016.

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

122281 (4-28)

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Erica T. Davis  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
301-738-7685

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CLARA THOMAS  
AKA: CLARA MAE THOMAS

Notice is given that Erica T Davis, whose address is 1401 Rockville Pike, Suite 650, Rockville, MD 20852, was on April 20, 2016 appointed Personal Representative of the estate of Clara Thomas, who died on January 17, 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.

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.

ERICA T DAVIS  
Personal Representative

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

Estate No. 102504  
122276 (4-28,5-5,5-12)

NOTICE

IN THE MATTER OF:  
Khaijuan Ahlel Scott

FOR THE CHANGE OF  
NAME TO:  
Khaijuan Ahlel Canaday

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 16-18267

A petition has been filed to change the name of (Minor Child) Khaijuan Ahlel Scott to Khaijuan Ahlel Canaday.

The latest day by which an objection to the Petition may be filed is May 23, 2016.

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

122280 (4-28)



LEGALS

ORDER OF PUBLICATION

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

v. Plaintiff

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. Plaintiff

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)

LEGALS

ORDER OF PUBLICATION

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

v. Plaintiff

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)

ORDER OF PUBLICATION

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

v. Plaintiff

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. Plaintiff

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. Plaintiff

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

Substitute Trustees,  
Plaintiffs

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

Defendant

**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,

Plaintiffs

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

Defendants

**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 in-  
serted 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

Substitute Trustees,  
Plaintiffs

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

Defendant(s)

**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)

NOTICE

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

Substitute Trustees,  
Plaintiffs

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

Defendant(s)

**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

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

Substitute Trustees,  
Plaintiffs

vs.  
  
PAUL C. GBENOBA  
MARTHA U. OCHIA  
7603 Fontainebleau Drive,  
Unit # 2331  
New Carrollton, MD 20784

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-32565**

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 7603 Fontainebleau  
Drive, Unit # 2331, New Carrollton,  
MD 20784, made and reported by  
the Substitute Trustee, will be RAT-  
IFIED AND CONFIRMED, unless  
cause to the contrary thereof be  
shown on or before the 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 suc-  
cessive weeks before the 6th day of  
May, 2016.  
The report states the purchase  
price at the Foreclosure sale to be  
\$31,500.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122079 (4-14,4-21,4-28)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.  
  
CHUKWUMA E. APUGO  
UGO U. APUGO  
3802 65th Avenue  
Hyattsville, MD 20784

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-35198**

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 3802 65th Avenue, Hy-  
attsville, MD 20784, made and re-  
ported by the Substitute Trustee,  
will be RATIFIED AND CON-  
FIRMED, unless cause to the con-  
trary thereof be shown on or before  
the 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  
\$184,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122080 (4-14,4-21,4-28)

IT PAYS TO ADVERTISE!

The Prince George’s Post

Call Brenda Boice at 301 627 0900

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

6703 SISALBED DRIVE  
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Yolanda J Hinnant and Israel Hinnant Sr aka Isreal Hinnant Sr, dated July 24, 2009, and recorded in Liber 30882 at folio 478 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 10, 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 \$17,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # 2011-17057)

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

122121 (4-21,4-28,5-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

18 CREE DRIVE  
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Reginald B. Felizardo, dated February 20, 2004 and recorded in Liber 19433, Folio 652 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$110,436.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 17, 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 \$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.

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

122213 (4-28,5-5,5-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

5812 84TH STREET  
NEW CARROLLTON, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Donnell Smith, dated September 28, 2005, and recorded in Liber 23553 at folio 377 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 10, 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 \$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 5.84% 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 # 2011-17428)

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

122122 (4-21,4-28,5-5)

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

2216 HALLOW LANE  
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from T' Ping C Simms aka T Ping C and David S Simms, dated April 5, 2006, and recorded in Liber 25718 at folio 329 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 10, 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 \$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 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 # 14-610065)

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

122123 (4-21,4-28,5-5)



LEGALS

ORDER OF PUBLICATION

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

Plaintiff  
  
v.  
  
MICHAEL T MULDER  
  
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 Central Ave  
Account Number: 18 2070662  
Description: Rez By Govt 10/24/00 Csc eff03 9,664.0000 Sq. Ft. Map 066 Grid D4 Par 151  
Assmt: \$65,200.00  
Liber/Folio: 07833/463  
Assessed To: Mulder Michael T

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-10172

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 Central Ave  
Account Number: 18 2070662  
Description: Rez By Govt 10/24/00 Csc eff03 9,664.0000 Sq. Ft. Map 066 Grid D4 Par 151  
Assmt: \$65,200.00  
Liber/Folio: 07833/463  
Assessed To: Mulder Michael T

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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122196 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

Plaintiff  
  
v.  
  
PAUL P. SHEPHERD  
  
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: 9600 Maryland St., Lanham, MD 20706  
Account Number: 14 1630979  
Description: Lts 1.2,3 (lt 4 7500sf to 374272 3 Str 06) 33,349.0000 Sq. Ft. Lincoln Blk T  
Assmt: \$77,900.00  
Liber/Folio: 05130/888  
Assessed To: Shepherd Paul P

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-07650

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: 9600 Maryland St., Lanham, MD 20706  
Account Number: 14 1630979  
Description: Lts 1.2,3 (lt 4 7500sf to 374272 3 Str 06) 33,349.0000 Sq. Ft. Lincoln Blk T  
Assmt: \$77,900.00  
Liber/Folio: 05130/888  
Assessed To: Shepherd Paul P

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 11th 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 6th day of May, 2016, warning all persons interested in the

said properties to be and appear in this Court by the 14th 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  
122188 (4-21,4-28,5-5)

ORDER OF PUBLICATION

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

Plaintiff  
  
v.  
  
WOODBURN ESTATES, LLC  
  
and  
  
THE COLUMBIA BANK  
  
and  
  
NVR, INC.

MICHAEL G. GALLERIZZO,  
TRUSTEE

and  
  
MICHAEL C. BOLESTA,  
TRUSTEE

and  
  
MATT BECK, TRUSTEE

and  
  
KIRK KUBISTA, TRUSTEE

and  
  
STEVEN P. FISHMAN, TRUSTEE

and  
  
PRINCE GEORGE’S COUNTY

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

Property Address: 0 Mary Beth Blvd.,  
Account Number: 09 3827748  
Description: Parcel A 116,249.0000 Sq. Ft. Woodburn Estates- Blk A  
Assmt: \$11,600.00  
Liber/Folio: 21528/117  
Assessed To: Woodburn Estates LLC

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-10444

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 Mary Beth Blvd.,  
Account Number: 09 3827748  
Description: Parcel A 116,249.0000 Sq. Ft. Woodburn Estates- Blk A  
Assmt: \$11,600.00  
Liber/Folio: 21528/117  
Assessed To: Woodburn Estates 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 18th 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 13th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 21st 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  
122246 (4-28,5-5,5-12)

NOTICE

IN THE MATTER OF:  
**Annalih Tamayo**

FOR THE CHANGE OF  
NAME TO:  
**Lily Tamayo**

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 16-07857

A petition has been filed to change the name of (Minor Child(ren)) An-nalih Tamayo to Lily Tamayo.

The latest day by which an objection to the Petition may be filed is May 16, 2016.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George’s County, Maryland  
122242 (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.  
  
GREATER CHURCH OF DELIVER-  
ANCE OF CENTRAL AVENUE  
A/K/A GREATER CHURCH OF  
DELIVERANCE OF CAPITOL  
HEIGHTS  
8927 Central Avenue  
Capitol Heights, MD 20743-3804

S/O The Unknown Surviving  
Directors and Assigns  
8927 Central Avenue  
Capitol Heights, MD 20743-3804

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 Akin Ave,  
Capitol Heights, MD 20743  
Account Number: 18 2065290  
Description: Lots 51.52 4,000.0000 Sq. Ft. Capitol Heights Blk 12  
Assmt: \$40,800.00  
Liber/Folio: 10786/160  
Assessed To: Greater Church of Divmrc Of Cap Hgts.

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-07605

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 Akin Ave,  
Capitol Heights, MD 20743  
Account Number: 18 2065290  
Description: Lots 51.52 4,000.0000 Sq. Ft. Capitol Heights Blk 12  
Assmt: \$40,800.00  
Liber/Folio: 10786/160  
Assessed To: Greater Church of Divmrc Of Cap Hgts.

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

It is thereupon this 18th day of 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 13th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 21st 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  
122249 (4-28,5-5,5-12)

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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.  
  
Nathaniel Risch,  
Personal Representative for the Es-  
tate of Vivian L. McNeal  
4133 Urn Street  
Capitol Heights, MD 20743  
Defendant

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-37030

Notice is hereby given this 21st 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 23rd 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 23rd day of May, 2016. The Report of Sale states the amount of the foreclosure sale price to be \$182,000.00. The property sold herein is known as 4133 Urn Street, Capitol Heights, MD 20743.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
122269 (4-28,5-5,5-12)

ORDER OF PUBLICATION

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

Plaintiff  
  
v.  
  
SAMSON C CARNOCK  
  
and  
  
PNC BANK, N.A. SUCCESSOR-IN-  
INTEREST TO THE CITIZENS NA-  
TIONAL BANK, N.A.

and  
  
MICHAEL C. BOLESTA,  
SUB. TRUSTEE

and  
  
MICHAEL D. NORD,  
SUB. 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: 17422 Clagett  
Landing Rd, Upper Marlboro, MD 20774  
Account Number: 07 3951233  
Description: (Set Up New Fr OM Act 0797860 str 08) 2.2600 Acres Map 078 Grid A2 Par 075  
Assmt: \$95,700.00  
Liber/Folio: 29661/374  
Assessed To: Carnock Samson C

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-07663

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: 17422 Clagett  
Landing Rd, Upper Marlboro, MD 20774  
Account Number: 07 3951233  
Description: (Set Up New Fr OM Act 0797860 str 08) 2.2600 Acres Map 078 Grid A2 Par 075  
Assmt: \$95,700.00  
Liber/Folio: 29661/374  
Assessed To: Carnock Samson C

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

It is thereupon this 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122192 (4-21,4-28,5-5)

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.  
  
Jennifer L. Dupree  
  
AND  
  
Gerard J. Dupree

10502 Cedarwood Ln  
Fort Washington, MD 20744  
Defendant

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-25256

Notice is hereby given this 21st 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 23rd 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 23rd day of May, 2016. The Report of Sale states the amount of the foreclosure sale price to be \$240,000.00. The property sold herein is known as 10502 Cedarwood Ln, Fort Washington, MD 20744.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
122270 (4-28,5-5,5-12)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff  
  
v.  
  
PAMELA D. CARNOCK  
  
and  
  
PNC BANK, NATIONAL ASSOCI-  
ATION F/K/A THE CITIZENS  
NATIONAL BANK

and  
  
MICHAEL C. BOLESTA,  
SUB. TRUSTEE

and  
  
MICHAEL D. NORD,  
SUB. TRUSTEE

and  
  
PRINCE GEORGE’S COUNTY

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

Property Address: 0 Clagett Land-  
ing Rd, Upper Marlboro, MD 20774  
Account Number: 07 0797845  
Description: Tdt/15/41 WdI ND/ Tree Con Eas E P&p (2.00 ac Into acct 3951126 str 40.1000 Acres Map 078 Grid A1 Par 001  
Assmt: \$156,800.00  
Liber/Folio: 28753/306  
Assessed To: Carnock Pamela D

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-07660

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 Clagett Land-  
ing Rd, Upper Marlboro, MD 20774  
Account Number: 07 0797845  
Description: Tdt/15/41 WdI ND/ Tree Con Eas E P&p (2.00 ac Into acct 3951126 str 40.1000 Acres Map 078 Grid A1 Par 001  
Assmt: \$156,800.00  
Liber/Folio: 28753/306  
Assessed To: Carnock Pamela D

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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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  
122189 (4-21,4-28,5-5)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 10, 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 Tuesday, May 10, 2016, the County Council of Prince George’s County, Maryland, will hold the following public hearings:

**CB-10-2016 (DR-3) - AN ACT CONCERNING GREEN BUSINESS REAL AND PERSONAL PROPERTY TAX CREDIT CERTIFICATION**  
for the purpose of revising the definition of a certified green business of the Green Business Real and Personal Property Tax Credit; and generally relating to certification of green businesses in the County.

**CB-13-2016 (DR-2) - AN ACT CONCERNING FIRE SAFETY CODE**  
for the purpose of amending the Prince George’s County Code to provide for expanded fire safety regulations governing open burning which will include recreational fires and portable outdoor fireplaces.

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

122274 (4-28,5-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

619 FERNLEAF AVENUE  
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Estate of Richard James, dated November 1, 2006, and recorded in Liber 27138 at folio 027 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 17, 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 \$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 # 2013-40156)

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

122233 (4-28,5-5-12)

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

5907 L ST.  
CAPITOL HEIGHTS A/R/T/A FAIRMOUNT HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated December 15, 2003 and recorded in Liber 18874, Folio 176 among the Land Records of Prince George's Co., MD, with an original principal balance of \$149,600.00 and an original interest rate of 2.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 17, 2016 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$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

122221 (4-28,5-5-12)

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.

4108 FARMER PLACE  
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Robyn Evans, dated November 8, 2006, and recorded in Liber 26778 at folio 217 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 17, 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 \$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 6.5% 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 # 2013-39983)

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

122234 (4-28,5-5,5-12)

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

505 SWAN CREEK RD.  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated May 24, 2004 and recorded in Liber 19590, Folio 459 among the Land Records of Prince George's Co., MD, with an original principal balance of \$240,000.00 and an original interest rate of 5.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 17, 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 \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

122222 (4-28,5-5,5-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

1230 PORTABELLO COURT  
OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Karen Reyes, dated March 8, 2006, and recorded in Liber 24773 at folio 211 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 17, 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 \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # 2013-42920)

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

122262 (4-28,5-5,5-12)

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

9811 GLENKIRK WAY  
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated November 22, 2010 and recorded in Liber 32201, Folio 280 among the Land Records of Prince George's Co., MD, with an original principal balance of \$472,500.00 and an original interest rate of 4.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 17, 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 \$45,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

122223 (4-28,5-5,5-12)

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LEGALS		LEGALS		LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION
US BANK AS CUSTODIAN FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	US BANK AS CUSTODIAN FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	US BANK AS CUSTODIAN FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	US BANK AS CUSTODIAN FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	US BANK AS CUSTODIAN FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	US BANK AS CUSTODIAN FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
Plaintiff	Plaintiff	Plaintiff	Plaintiff	Plaintiff	Plaintiff
v.	v.	v.	v.	v.	v.
CARSON F WHITAKER	THE ESTATE , PERSONAL REPRESENTATIVES AND KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF ESTHER JEFFERSON	PHILLIPS J CARNOCK	MICHAEL A CARNOCK JR	SYDNEY H CARNOCK	PAMELA D. CARNOCK
and	and	and	and	and	and
MIDCOUNTRY BANK F/K/A FIRST FEDERAL FSB	PRINCE GEORGE’S COUNTY	PNC BANK, N.A. F/K/A THE CITIZENS NATIONAL BANK, N.A.	PNC BANK, NATIONAL ASSOCIATION, F/K/A THE CITIZENS NATIONAL BANK	PNC BANK, N.A. SUCCESSOR-INTEREST TO THE CITIZENS NATIONAL BANK, N.A.	PNC BANK, NATIONAL ASSOCIATION F/K/A THE CITIZENS NATIONAL BANK
and	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	MICHAEL C. BOLESTA, SUB. TRUSTEE GEBHARDT & SMITH LLP	MICHAEL D. NORD, SUB. TRUSTEE	MICHAEL D. NORD, SUB. TRUSTEE	MICHAEL C. BOLESTA, SUB. TRUSTEE
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	Property Address: 6219 L St., Capitol Heights, MD 20743 Account Number: 18 2047702 Description: Lots 166.168.170.172.173 (ent Ire Imps R Azed 5/1/05) 19,110.0000 Sq. Ft. Cedar Heights Assmt: \$69,200.00 Liber/Folio: 00885/072 Assessed To: Jefferson Esther	MICHAEL D. NORD, SUB. TRUSTEE	MICHAEL C. BOLESTA, SUB. TRUSTEE	MICHAEL C. BOLESTA, SUB. TRUSTEE	MICHAEL D. NORD, SUB. TRUSTEE
AND	PRINCE GEORGE’S COUNTY	and	and	and	and
CLASSIC SETTLEMENTS, INC., TRUSTEE	<b>In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-10199</b>	PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY
and	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:	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	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	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	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
PRINCE GEORGE’S COUNTY	Property Address: 12910 Fletcher-town Rd, Bowie, MD 20715 Account Number: 14 1630599 Description: 38,611.0000 Sq. Ft. Map 037 Grid A2 Par 218 Assmt: \$78,400.00 Liber/Folio: 19355/313 Assessed To: Whitaker Carson F	Property Address: 0 Clagett Landing Rd, Upper Marlboro, MD 20774 Account Number: 07 0797860 Description: (2.33 ac to Acc T 3951241 Str 08) T-dt S/b 4/1 8/07 L27641 F704 8.1500 Acres Map 078 Grid A2 Par 015 Assmt: \$139,800.00 Liber/Folio: 28753/299 Assessed To: Carnock J Phillips	Property Address: 17424 Clagett Landing Rd, Upper Marlboro, MD 20774 Account Number: 07 3951241 Description: (set Up New Fr OM Acct 0797860 str 08) 2.3300 Acres Map 078 Grid A2 Par 076 Assmt: \$96,200.00 Liber/Folio: 29661/381 Assessed To: Carnock Michael A Jr.	Property Address: 17416 Clagett Landing Rd., Upper Marlboro, MD 20774 Account Number: 07 3951217 Description: (set Up New Fr OM Acct 0797860 str 08) 2.6800 Acres Map 078 Grid A2 Par 073 Assmt: \$98,800.00 Liber/Folio: 29661/360 Assessed To: Carnock Sydney H.	Property Address: 17408 Clagett Landing Rd, Upper Marlboro, MD 20774 Account Number: 07 3951076 Description: (set Up New Fr OM Acct 0797837 str 08) 2.1300 Acres Map 078 Grid A2 Par 061 Assmt: \$94,700.00 Liber/Folio: 29641/598 Assessed To: Carnock Pamela D
<b>In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-07648</b>	<b>In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-07664</b>	<b>In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-07665</b>	<b>In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-07666</b>	<b>In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-07662</b>	<b>In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-07662</b>
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:	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:	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:	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:	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:	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: 12910 Fletcher-town Rd, Bowie, MD 20715 Account Number: 14 1630599 Description: 38,611.0000 Sq. Ft. Map 037 Grid A2 Par 218 Assmt: \$78,400.00 Liber/Folio: 19355/313 Assessed To: Whitaker Carson F	Property Address: 6219 L St., Capitol Heights, MD 20743 Account Number: 18 2047702 Description: Lots 166.168.170.172.173 (ent Ire Imps R Azed 5/1/05) 19,110.0000 Sq. Ft. Cedar Heights Assmt: \$69,200.00 Liber/Folio: 00885/072 Assessed To: Jefferson Esther	Property Address: 0 Clagett Landing Rd, Upper Marlboro, MD 20774 Account Number: 07 0797860 Description: (2.33 ac to Acc T 3951241 Str 08) T-dt S/b 4/1 8/07 L27641 F704 8.1500 Acres Map 078 Grid A2 Par 015 Assmt: \$139,800.00 Liber/Folio: 28753/299 Assessed To: Carnock J Phillips	Property Address: 17424 Clagett Landing Rd, Upper Marlboro, MD 20774 Account Number: 07 3951241 Description: (set Up New Fr OM Acct 0797860 str 08) 2.3300 Acres Map 078 Grid A2 Par 076 Assmt: \$96,200.00 Liber/Folio: 29661/381 Assessed To: Carnock Michael A Jr.	Property Address: 17416 Clagett Landing Rd., Upper Marlboro, MD 20774 Account Number: 07 3951217 Description: (set Up New Fr OM Acct 0797860 str 08) 2.6800 Acres Map 078 Grid A2 Par 073 Assmt: \$98,800.00 Liber/Folio: 29661/360 Assessed To: Carnock Sydney H.	Property Address: 17408 Clagett Landing Rd, Upper Marlboro, MD 20774 Account Number: 07 3951076 Description: (set Up New Fr OM Acct 0797837 str 08) 2.1300 Acres Map 078 Grid A2 Par 061 Assmt: \$94,700.00 Liber/Folio: 29641/598 Assessed To: Carnock Pamela D
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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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.	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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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.	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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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.	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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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.	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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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.	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 11th 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 6th day of May, 2016, warning all persons interested in the said properties to be and appear in this Court by the 14th 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	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk	True Copy—Test: Sydney J. Harrison, Clerk	True Copy—Test: Sydney J. Harrison, Clerk	True Copy—Test: Sydney J. Harrison, Clerk	True Copy—Test: Sydney J. Harrison, Clerk	True Copy—Test: Sydney J. Harrison, Clerk
122186 (4-21,4-28,5-5)	122197 (4-21,4-28,5-5)	122193 (4-21,4-28,5-5)	122194 (4-21,4-28,5-5)	122195 (4-21,4-28,5-5)	122191 (4-21,4-28,5-5)

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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**

**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.

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

2706 BEECH ORCHARD LANE  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Thomas N Newby, dated September 15, 2011, and recorded in Liber 32987 at folio 005 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 17, 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 \$57,000.00 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 # 2013-36408)

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

122258 (4-28,5-5,12)

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, Mary-land, 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 sched-uled, 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an “as is” condition and subject to condi-tions, 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 pur-chase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. 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 documen-tary 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. Pur-chaser assumes the risk of loss or damage to the property from the date of sale forward.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
Richard J. Rogers, 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 un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

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

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, Mary-land, 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 sched-uled, 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an “as is” condition and subject to condi-tions, 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 pur-chase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. 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 documen-tary 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. Pur-chaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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)

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 dis-cretion, 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-41932)

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

5605 MARY A COURT  
BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust from Elgin Gordon, dated January 16, 2004 and recorded in Liber 19196, Folio 165 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$184,542.00, 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 court-house 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 17, 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an “as is” condition and subject to condi-tions, 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 pur-chase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. 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 documen-tary 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. Pur-chaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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, 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

122212 (4-28,5-5,12)



LEGALSLegal Notice

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)

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



LEGALSLegal Notice

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)

LEGALSLegal Notice

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

6604 ASSET DRIVE  
HYATTSVILLE, MARYLAND 20785

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

**MAY 3, 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 \$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 # 2012-20965)

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

122020(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

2208 CHEVERLY AVENUE  
CHEVERLY, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Estate of Alfonso Painter, dated October 23, 2006, and recorded in Liber 26426 at folio 487 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 10, 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 \$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 # [15-615188](#))

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

122124 (4-21,4-28,5-5)

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.

1605 MIGSBY COURT  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Kenny Lee Scott AKA Kenneth Lee Scott, JR. and Keisha Lee Scott, dated March 8, 2007, and recorded in Liber 27505 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

MAY 17, 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 \$41,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # [14-606180](#))

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

122235 (4-28,5-5,5-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

11411 POLARIS DRIVE  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Michael K. Bracy, dated August 31, 2006, and recorded in Liber 27028 at folio 641 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 10, 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 \$41,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # [2013-41065](#))

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

122125 (4-21,4-28,5-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and  
Sewer Facilities Charges in the annual amount  
of \$1,197.00 due on January 1st in each and every year.

13307 BIG CEDAR LANE  
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Patricia O Ndubueze and Manasses K Yunnbam, dated July 14, 2006, and recorded in Liber 25719 at folio 683 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 17, 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 \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 7.72% 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 # [14-600364](#))

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

122259 (4-28,5-5,5-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

15601 GILPIN MEWS LANE  
BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Parris Lashan Burgess and Tatia Bonita Hart, dated April 16, 2010, and recorded in Liber 31652 at folio 387 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 17, 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 \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # [2013-38441](#))

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

122261 (4-28,5-5,5-12)

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

3806 ELDBRIDGE TERR.  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated September 14, 2007 and recorded in Liber 28706, Folio 683 among the Land Records of Prince George's Co., MD, with an original principal balance of \$331,524.00 and an original interest rate of 4.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 17, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

122224 (4-28,5-5,5-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

10014 E NICOL COURT  
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Emmanuel A. Fajuyigbe and Adebisi H. Fajuyigbe, dated June 28, 2006 and recorded in Liber 26239, Folio 721 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$640,000.00, and an original interest rate of 4.000%, 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 10, 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 \$70,000.00 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

122113 (4-21,4-28,5-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

11219 KETTERING PLACE  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Patricia A. Kirkland aka Patricia A Tomlinson, dated July 13, 2005, and recorded in Liber 23761 at folio 087 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 10, 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 \$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 # 14-602229)

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

122140 (4-21,4-28,5-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

10018 HARBOR AVENUE  
GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust from Darrell C. Dickey and Pamela E. Dickey, dated July 30, 2010 and recorded in Liber 32096, Folio 041, and re-recorded at Liber 32342, Folio 373 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,355.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 10, 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 \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

122114 (4-21,4-28,5-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

10121 PRINCE PLACE UNIT 202  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Reginald Rodgers, dated November 28, 2006, and recorded in Liber 26886 at folio 276 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 10, 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 \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 5.376% 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 # 15-616949)

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

122142 (4-21,4-28,5-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

2555 COLEBROOK DRIVE, UNIT 2555  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Harold B. Johnson, Jr., dated July 22, 2008 and recorded in Liber 29889, Folio 481 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$110,897.43, and an original interest rate of 1.840%, 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 10, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$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'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.

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

122115 (4-21,4-28,5-5)

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

MAY 10, 2016  
AT 9:22 AM

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

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

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

122154 (4-21,4-28,5-5)



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. 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). **Note: With the exception of #1 & 2, all properties listed are land  
 and have no improvements. All properties are sold as is.**

1. 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)
2. 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)
3. Tax account number 16-1825694; Lot 50, 4016 Crittenden Street, Hyattsville, MD; 9,182 sq. ft.; fair market value is \$12,500.00. (Resolution No. CR-56-2015 Map 2-A)
4. 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)
5. 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)
6. 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)
7. 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)
8. 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)
9. 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)
10. 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)
11. 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)
12. 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)
13. 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)
14. 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)
15. 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)
16. 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)
17. 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)
18. 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)
19. 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)
20. 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)
21. 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)
22. 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)
23. 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)
24. 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)
25. 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)
26. 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)
27. 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)
28. 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)

LEGALS

29. 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)
30. 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)
31. 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)
32. 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)
33. 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)
34. 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)
35. 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)
36. 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)
37. 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)
38. 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)
39. 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)
40. 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)
41. 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)
42. 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)
43. 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)
44. 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)
45. 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)
46. 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)
47. 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)
48. 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)
49. 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)
50. 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)
51. 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)
52. 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)
53. 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)
54. 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)
55. 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)
56. 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)
57. 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)
58. 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)
59. 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)
60. 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)
61. 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)

62. 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)
63. 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)
64. 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)
65. 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)
66. 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)
67. 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)
68. 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)
69. 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)

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

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

LEGALS

NOTICE

Edward S. Cohn  
 Stephen N. Goldberg  
 Richard E. Solomon  
 Richard J. Rogers  
 Randall J. Rolls  
 600 Baltimore Avenue, Suite 208  
 Towson, MD 21204  
 Substitute Trustees,  
 Plaintiffs  
 v.  
 Theresa A. Higgs  
 5810 Justina Drive  
 Lanham, MD 20706  
 Defendant

**In the Circuit Court for Prince George’s County, Maryland  
 Case No. CAEF 15-04775**  
 Notice is hereby given this 21st 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 23rd 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 23rd day of May, 2016.  
 The Report of Sale states the amount of the foreclosure sale price to be \$175,000.00. The property sold herein is known as 5810 Justina Drive, Lanham, MD 20706.  
 SYDNEY J. HARRISON  
 Clerk of the Circuit Court  
 Prince George’s County, MD  
 True Copy—Test:  
 Sydney J. Harrison, Clerk  
 122267 (4-28,5-5,5-12)

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.  
 Dina Davila  
 6712 Vermont Court  
 Hyattsville, MD 20785  
 Defendant

**In the Circuit Court for Prince George’s County, Maryland  
 Case No. CAEF 15-37342**  
 Notice is hereby given this 21st 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 23rd 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 23rd day of May, 2016.  
 The Report of Sale states the amount of the foreclosure sale price to be \$150,000.00. The property sold herein is known as 6712 Vermont Court, Hyattsville, MD 20785.  
 SYDNEY J. HARRISON  
 Clerk of the Circuit Court  
 Prince George’s County, MD  
 True Copy—Test:  
 Sydney J. Harrison, Clerk  
 122268 (4-28,5-5,5-12)

NOTICE

IN THE MATTER OF:  
**Kayla Marsha Davis-Matthews**  
 FOR THE CHANGE OF  
 NAME TO:  
**Miles Max Davis-Matthews**

**In the Circuit Court for Prince George’s County, Maryland  
 Case No. CAE 16-13797**  
 A petition has been filed to change the name of (Minor Child(ren)) Kayla Marsha Davis-Matthews to Miles Max Davis-Matthews.  
 The latest day by which an objection to the Petition may be filed is May 16, 2016.  
 Sydney J. Harrison  
 Clerk of the Circuit Court for Prince George’s County, Maryland  
 122241 (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.  
 Kenneth Norman, Sr., Personal Representative for the Estate of Wilbert R. Norman, Jr.  
 15531 Brandywine Road  
 Brandywine, MD 20613  
 Defendant

**In the Circuit Court for Prince George’s County, Maryland  
 Case No. CAEF 15-37202**  
 Notice is hereby given this 20th 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 20th 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 20th day of May, 2016.  
 The Report of Sale states the amount of the foreclosure sale price to be \$170,000.00. The property sold herein is known as 15531 Brandywine Road, Brandywine, MD 20613.  
 SYDNEY J. HARRISON  
 Clerk of the Circuit Court  
 Prince George’s County, MD  
 True Copy—Test:  
 Sydney J. Harrison, Clerk  
 122255 (4-28,5-5,5-12)

NOTICE

Carrie M. Ward, et al.  
 6003 Executive Blvd., Suite 101  
 Rockville, MD 20852  
 Substitute Trustees,  
 Plaintiffs  
 vs.  
 ERICA SHERI PAYNE  
 DONALD VASHON PAYNE  
 15613 Gilpin Mews Lane  
 Brandywine, MD 20613  
 Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
 Case No. CAEF 15-32882**  
 Notice is hereby given this 21st 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 15613 Gilpin Mews Lane, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of 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 23rd day of May, 2016.  
 The report states the purchase price at the Foreclosure sale to be \$251,729.75.  
 SYDNEY J. HARRISON  
 Clerk, Circuit Court for Prince George’s County, MD  
 True Copy—Test:  
 Sydney J. Harrison, Clerk  
 122273 (4-28,5-5,5-12)





## LEGALS

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8309 RIVERVIEW LANE  
FT. WASHINGTON, MD 20744

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.**

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 \$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.

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](http://www.mid-atlanticauctioneers.com)

122090 (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

114 ONONDAGA DRIVE  
OXON HILL, MD 20745

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

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

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

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

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

122091 (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

6514 DRYLOG STREET  
CAPITOL HEIGHTS, MD 20743

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.**

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 \$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.

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](http://www.mid-atlanticauctioneers.com)

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122092
(4-14,4-21,4-28)

# THE PRINCE GEORGE'S POST

# To Subscribe



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**email bboice@pgpost.com**



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

1677 WILLOWWOOD CT  
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Maria F. Gomez a.k.a. Maria Gomez, dated July 7, 2006, and recorded in Liber 25527 at folio 153 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 10, 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 \$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 # [14-608502](#))

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

122131 (4-21,4-28,5-5)

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

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

15829 MILLBROOK LANE UNIT 127  
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Mable Reliford and Crystal Marabe, dated October 25, 2006, and recorded in Liber 26335 at folio 37 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 10, 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 \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # [14-606780](#))

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

122128 (4-21,4-28,5-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

5309 BROADWATER COURT  
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Jannie Everette, dated November 1, 2006, and recorded in Liber 27059 at folio 201 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 10, 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 \$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 6.5% 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 # [2013-42050](#))

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

122127 (4-21,4-28,5-5)

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 25TH PL.  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated February 26, 2007 and recorded in Liber 27400, Folio 693 among the Land Records of Prince George's Co., MD, with an original principal balance of \$264,000.00 and an original interest rate of 7.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 10, 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 follows: Lot numbered twenty-two, in block lettered "H" in the subdivision known as "Hillcrest Estates" in Prince George's County, Maryland, as per plat thereof recorded in Plat Book WWW 24 at Plat 11, one of the Land Records of said Prince George's County, Maryland.

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

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

PLEASE CONSULT [WWW.ALEXCOOPER.COM](#) 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

122120 (4-21,4-28,5-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

9015 WIPKEY COURT  
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Trent E. Bishop and Bonita L. Bishop, dated October 6, 2005, and recorded in Liber 24456 at folio 099 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 10, 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 \$53,000.00 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 # [14-610387](#))

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

122129 (4-21,4-28,5-5)

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

ORDER OF PUBLICATION

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

Plaintiff

v.

WILLIAM L. DEJONG

and

LORIE CARR

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: 3100 Crain Hwy aka 3100 SE Crain Hwy  
Account Number: 03 0249276  
Description: Pt of Lot 3  
36,865.0000 Sq.Ft. & Imps. Bowling Heights  
Assmt: \$551,300.00  
Liber/Folio: 23957/228  
Assessed To: Dejong William L & Lorie Carr

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-04465

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: 3100 Crain Hwy aka 3100 SE Crain Hwy  
Account Number: 03 0249276  
Description: Pt of Lot 3  
36,865.0000 Sq.Ft. & Imps. Bowling Heights  
Assmt: \$551,300.00  
Liber/Folio: 23957/228  
Assessed To: Dejong William L & Lorie Carr

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  
122042 (4-14,4-21,4-28)

ORDER OF PUBLICATION

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

Plaintiff

v.

MARGIT R. CANFIELD

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: 365 Main St., Laurel, MD 20707  
Account Number: 10 1083625  
Description: N. Side Main St., 2,400.0000 Sq. Ft. & Imps. Laurel Lot 17, Blk 39  
Assmt: \$398,200.00  
Liber/Folio: 5959/844  
Assessed To: Canfield, Steven N & Margit R

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-04470

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: 365 Main St., Laurel, MD 20707  
Account Number: 10 1083625  
Description: N. Side Main St., 2,400.0000 Sq. Ft. & Imps. Laurel Lot 17, Blk 39  
Assmt: \$398,200.00  
Liber/Folio: 5959/844  
Assessed To: Canfield, Steven N & Margit R

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.  
It is thereupon this 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  
122046 (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.

ROBERT P. GENTRY

and

BELLE VEE GENTRY

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: 6051 East Capitol St, Capitol Heights, MD 20743  
Account Number: 18 2036515  
Description: Orchards Addn NE Pt Lots 49,50,51 14,825.0000 Sq. Ft. Maryland Park -Orc  
Assmt: \$36,000.00  
Liber/Folio: 8102/589  
Assessed To: Gentry, Robert P & Belle V.

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07433

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: 6051 East Capitol St, Capitol Heights, MD 20743  
Account Number: 18 2036515  
Description: Orchards Addn NE Pt Lots 49,50,51 14,825.0000 Sq. Ft. Maryland Park -Orc  
Assmt: \$36,000.00  
Liber/Folio: 8102/589  
Assessed To: Gentry, Robert P & Belle V.

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  
122050 (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.

GEORGE HAWKINS

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: 18202 Bevard Rd, Brandywine, MD 20613  
Account Number: 08 0835009  
Description: Subj to Agtx Dual Use, 10.0000 Acres & Imps. Map 172 Grid F2 Par 037  
Assmt: \$97,200.00  
Liber/Folio: 8364/050  
Assessed To: Hawkins, George

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07434

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: 18202 Bevard Rd, Brandywine, MD 20613  
Account Number: 08 0835009  
Description: Subj to Agtx Dual Use, 10.0000 Acres & Imps. Map 172 Grid F2 Par 037  
Assmt: \$97,200.00  
Liber/Folio: 8364/050  
Assessed To: Hawkins, George

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  
122051 (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.

TOMMY DUNHAM

and

BERTHA J.S. DUNHAM

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: 5000 WOOD-LAND BLVD  
Account Number: 12 1304815  
Description: 25,000.0000 Sq.Ft. Barnaby Manor Oaks Lot 51  
Assmt: \$62,100.00  
Liber/Folio: 6216/658  
Assessed To: Dunham Tommy & Bertha J S

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07437

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: 5000 WOOD-LAND BLVD  
Account Number: 12 1304815  
Description: 25,000.0000 Sq.Ft. Barnaby Manor Oaks Lot 51  
Assmt: \$62,100.00  
Liber/Folio: 6216/658  
Assessed To: Dunham Tommy & Bertha J S

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  
122054 (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.

NATHAN T. TATE

and

SWAYNE J.Y. POWERS

and

MICHAEL L. DAVIS

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: 9937 FRANKLIN ST  
Account Number: 14 3649589  
Description: Lots 5 & 6 (House #1 to 169291 2 Err Ti Me of Tr 05) 15,000.0000 Sq.Ft. & Imps. Lincoln  
Assmt: \$225,300.00  
Liber/Folio: 20390/592  
Assessed To: Tate Nathan T.

In the Circuit Court for Prince George’s County, Maryland  
Case No.: CAE 16-07508

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: 9937 FRANKLIN ST  
Account Number: 14 3649589  
Description: Lots 5 & 6 (House #1 to 169291 2 Err Ti Me of Tr 05) 15,000.0000 Sq.Ft. & Imps. Lincoln  
Assmt: \$225,300.00  
Liber/Folio: 20390/592  
Assessed To: Tate Nathan T.

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  
122057 (4-14,4-21,4-28)

LEGALS

NOTICE

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

Plaintiffs

vs.

Shaunees Stacie Davis and  
Sean A Coleman

Defendants

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

CIVIL NO. CAEF 13-32358

ORDERED, this 6th day of April, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8012 Gibbs Way, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 \$270,900.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
122074 (4-14,4-21,4-28)

NOTICE

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

Plaintiffs

vs.

Everett Ricks

Defendant

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

CIVIL NO. CAEF 13-32122

ORDERED, this 7th day of April, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 13503 Harrison Avenue, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 \$174,824.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
122100 (4-14,4-21,4-28)

LEGALS

NOTICE

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

Plaintiffs

vs.

Estate of Anthony J Thomas

Defendant

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

CIVIL NO. CAEF 15-35132

ORDERED, this 7th day of April, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6017 Glen Rock Avenue, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 \$171,538.03.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
122101 (4-14,4-21,4-28)

NOTICE

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

Plaintiffs

vs.

Dwayne Henderson aka Dwayne C. Henderson

Defendant

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

CIVIL NO. CAEF 15-31713

ORDERED, this 7th day of April, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9904 Stall Avenue, Lanham, Maryland 20706 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 \$354,320.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
122102 (4-14,4-21,4-28)

LEGALS

NOTICE

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

Plaintiffs

vs.

Brian O. Porter and  
Carolyn D. Porter

Defendants

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

CIVIL NO. CAEF 15-37259

ORDERED, this 7th day of April, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 12413 James Madison Lane, Glenn Dale, Maryland 20769 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 \$391,570.32.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
122103 (4-14,4-21,4-28)

NOTICE

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

Plaintiffs

vs.

Monica Taylor

Defendant

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

CIVIL NO. CAEF 15-25398

ORDERED, this 8th day of April, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5415 Stoney Meadows Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 \$140,380.71.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
122111 (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.	
<b>In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-04468</b>	
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 <u>122044</u> (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, SUBSTITUTE TRUSTEE	
and	
JEFFREY C. CONSTANTIZ, SUBSTITUTE 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	

LEGALS	
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 Evarts 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	
<b>In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-04472</b>	
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 Evarts 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 <u>122047</u> (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)
VALIDATION OF PERMIT IS-SUED IN ERROR:	
BLADENSBURG (2) ELECTION DISTRICT:	
No. ERR-256 -- Application of El Quantzal Wholesale, LLC, Applicant, for VALIDATION OF PERMIT NO. 9036-1998 ISSUED IN ERROR, at the property containing approximately 24.96 acres of land, zoned M-X-T, identified as 4345, 4347 and 4353 Bladensburg Road, Colmar Manor, Maryland.	
By Order of the County Council Prince George’s County, Md. Derrick Leon Davis, Chairman	
Attest: Redis C. Floyd Clerk of the Council	
122236	(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	
<b>In the Circuit Court for Prince George’s County, Maryland Case No.: CAE 16-07520</b>	
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 <u>122062</u> (4-14,4-21,4-28)	
<b>BWW LAW GROUP, LLC</b> 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555	
<b>SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON</b>	
<b>5013 HIL MAR DR. DISTRICT HEIGHTS, MD 20747</b>	
Under a power of sale contained in a certain Deed of Trust dated April 19, 2011 and recorded in Liber 32690, Folio 66 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$104,435.00 and an original interest rate of 4.1250% 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	
<b>MAY 10, 2016 AT 11:05 AM</b>	
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 \$8,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer: Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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	
<b>ALEX COOPER AUCTS., INC.</b> 908 YORK RD., TOWSON, MD 21204 410-828-4838	
122117	(4-21,4-28,5-5)





## 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

17330 QUEEN ANNE RD.  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated March 9, 2007 and recorded in Liber 27599, Folio 623 among the Land Records of Prince George's Co., MD, with an original principal balance of \$914,000.00 and an original interest rate of 2.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 10, 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 \$101,000 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 on the date of sale to the date funds are received by the Sub Trustee, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no statement of interest due from the purchaser on the event of an additional funding or a delayed foreclosure sale. **NO MFS 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 sale are payable by the purchaser. Purchaser is responsible for an 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 an repayment agreement, reinstated or paid off the loan prior to the sale. In any 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 Trustee 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 Trustee are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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

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

122118 (4-21.4-28.5-5)

*The*

*The*

## De

# Prince George's

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 \$76,000.00 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.

## Very easy

## Weekend



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