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	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
Plaintiff	Plaintiff	Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff
V.	V.	V.	CEDAR INVESTMENTS LC	CEDAR INVESTMENTS LC	CEDAR INVESTMENTS LC
RONALD B EDLAVITCH	DECATUR JACKSON and	MAE H. CLARKE and	AKA CEDAR INVESTMENTS LLC 611 Live Oak Drive Mclean, VA 22101-1562	AKA CEDAR INVESTMENTS LLC 611 Live Oak Drive Mclean, VA 22101-1562	AKA CEDAR INVESTMENTS LLC 611 Live Oak Drive Mclean, VA 22101-1562
PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY	and	and	and
And heirs, devisees, personal repre-	And heirs, devisees, personal repre-	And heirs, devisees, personal repre-			
sentatives, and executors, adminis-	sentatives, and executors, adminis-	sentatives, and executors, adminis-	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY
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	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	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	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	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	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
County of Prince George's Property Address: 2628 Brown Sta-	County of Prince George's Property Address: 0 Old Fort Rd,	County of Prince George's Property Address: 0 Kenilworth	claiming to have any interest in the property and premises situate in the County of Prince George's	claiming to have any interest in the property and premises situate in the County of Prince George's	claiming to have any interest in the property and premises situate in the County of Prince George's
tion 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.,	Fort Washington, MD 20744 Account Number: 05 0334763 Description: 27,442.0000 Sq. Ft. Map 132 Grid C2 Par 048 Assmt: \$62,300.00	Ave, Capitol Heights, MD 20743 Account Number: 02 0154831 Description: 6.0000 Acres Map 058 Grid D3 Par 120 Assmt: \$235,200.00	Property Address: 0 Cedar Ave Account Number: 05 0278853 Description: 32,379.0000 Sq. Ft. Pis- cataway Bay Lot 10	Property Address: 0 Cedar Ave Account Number: 05 0278846 Description: 33,175.0000 Sq. Ft. Pis- cataway Bay Lot 9	Property Address: 0 Cedar Ave Account Number: 05 0278796 Description: 35,750.0000 Sq. Ft. Pis- cataway Bay Lot 4
Map 083 Grid D3, Par 042 Assmt: \$50,800.00 Liber/Folio: 32280/031 Assessed To: Edlavitch, Ronald B.	Liber/Folio: 00628/197 Assessed To: Jackson Decatur In the Circuit Court for	Liber/Folio: 6087/254 Assessed To: Clarke Mae H. In the Circuit Court for	Assmt: \$15,500.00 Liber/Folio: 11142/063 Assessed To: Cedar Investments Lc aka Cedar Investments LLC	Assmt: \$15,500.00 Liber/Folio: 11142/063 Assessed To: Cedar Investments Lc aka Cedar Investments LLC	Assmit: \$19,400.00 Liber/Folio: 11142/063 Assessed To: Cedar Investments Lc aka Cedar Investments LLC
In the Circuit Count for	Prince George's County, Maryland	Prince George's County, Maryland			
In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-07439	<b>Case No.: CAE 16-07516</b> The object of this proceeding is to	<b>Case No.: CAE 16-07521</b> The object of this proceeding is to	In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-07517	In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-07518	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 prop-	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-	The object of this proceeding is to	The object of this proceeding is to	The object of this proceeding is to
secure the foreclosure of all rights of redemption in the following property in the State of Maryland,	erty in the State of Maryland, County of Prince George's, sold by	erty in the State of Maryland, County of Prince George's, sold by	secure the foreclosure of all rights of redemption in the following prop-	secure the foreclosure of all rights of redemption in the following prop-	secure the foreclosure of all rights of redemption in the following prop-
County of Prince George's, sold by	the Collector of Taxes for the County of Prince George's and the	the Collector of Taxes for the County of Prince George's and the	erty in the State of Maryland, County of Prince George's, sold by	erty in the State of Maryland, County of Prince George's, sold by	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	State of Maryland to the plaintiff in this proceeding:	State of Maryland to the plaintiff in this proceeding:	the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in	the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in	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	Property Address: 0 Kenilworth Ave, Capitol Heights, MD 20743	this proceeding:	this proceeding:	this proceeding:
Property Address: 2628 Brown Sta- tion Rd, Upper Marlboro, MD 20774 Account Number: 15 1725308	Account Number: 05 0334763 Description: 27,442.0000 Sq. Ft. Map 132 Grid C2 Par 048	Account Number: 02 0154831 Description: 6.0000 Acres Map 058 Grid D3 Par 120	Property Address: 0 Cedar Ave Account Number: 05 0278853 Description: 32,379.0000 Sq. Ft. Pis-	Property Address: 0 Cedar Ave Account Number: 05 0278846 Description: 33,175.0000 Sq. Ft. Pis-	Property Address: 0 Cedar Ave Account Number: 05 0278796 Description: 35,750.0000 Sq. Ft. Pis-
Description: Pt Par 42 (lac per Survey For 96/97) (.1390 A Dfr to PG	Assmt: \$62,300.00 Liber/Folio: 00628/197	Assmt: \$235,200.00 Liber/Folio: 6087/254	cataway Bay Lot 10 Assmt: \$15,500.00	cataway Bay Lot 9 Assmt: \$15,500.00	cataway Bay Lot 4 Assmt: \$19,400.00
Co Str 97-9) 36,302.0000 Sq. Ft., Map 083 Grid D3, Par 042	Assessed To: Jackson Decatur	Assessed To: Clarke Mae H.	Liber/Folio: 11142/063 Assessed To: Cedar Investments Lc	Liber/Folio: 11142/063 Assessed To: Cedar Investments Lc	Liber/Folio: 11142/063 Assessed To: Cedar Investments Lc
Assmt: \$50,800.00 Liber/Folio: 32280/031	The Complaint states, among other things, that the amounts necessary	The Complaint states, among other things, that the amounts necessary	aka Cedar Investments LLC	aka Cedar Investments LLC	aka Cedar Investments LLC
Assessed To: Edlavitch, Ronald B.	for redemption have not been paid, although more than six (6) months from the date of sale has expired.	for redemption have not been paid, although more than six (6) months from the date of sale has expired.	The Complaint states, among other things, that the amounts necessary	The Complaint states, among other things, that the amounts necessary	The Complaint states, among other things, that the amounts necessary
The Complaint states, among other things, that the amounts necessary	It is thereupon this 4th day of April, 2016, by the Circuit Court for	It is thereupon this 4th day of April, 2016, by the Circuit Court for	for redemption have not been paid, although more than six (6) months from the date of sale has expired.	for redemption have not been paid, although more than six (6) months from the date of sale has expired	for redemption have not been paid, although more than six (6) months from the date of sale has expired
for redemption have not been paid, although more than six (6) months from the date of cale has expired	Prince George's County; ORDERED, that notice be given by	Prince George's County; ORDERED, that notice be given by	It is thereupon this 4th day of April, 2016, by the Circuit Court for	from the date of sale has expired. It is thereupon this 4th day of April, 2016, by the Circuit Court for	from the date of sale has expired. It is thereupon this 4th day of April, 2016, by the Circuit Court for
from the date of sale has expired. It is thereupon this 4th day of April, 2016, by the Circuit Court for	the insertion of a copy of this Order in the Prince George's Post, a news-	the insertion of a copy of this Order in the Prince George's Post, a news-	Prince George's County; ORDERED, that notice be given by	Prince George's County; ORDERED, that notice be given by	Prince George's County; ORDERED, that notice be given by
Prince George's County; ORDERED, that notice be given by	paper having general circulation in Prince George's County, once a	paper having general circulation in Prince George's County, once a	the insertion of a copy of this Order in the Prince George's Post, a news-	the insertion of a copy of this Order in the Prince George's Post, a news-	the insertion of a copy of this Order in the Prince George's Post, a news-
the insertion of a copy of this Order in the Prince George's Post, a news-	week for three successive weeks on or before the 29th day of April, 2016,	week for three successive weeks on or before the 29th day of April, 2016,	paper having general circulation in Prince George's County, once a	paper having general circulation in Prince George's County, once a	paper having general circulation in Prince George's County, once a
paper having general circulation in Prince George's County, once a	warning all persons interested in the said properties to be and appear in this Court by the 7th day of June	warning all persons interested in the said properties to be and appear in this Court by the 7th day of June	week for three successive weeks on or before the 29th day of April, 2016,	week for three successive weeks on or before the 29th day of April, 2016,	week for three successive weeks on or before the 29th day of April, 2016,
week for three successive weeks on or before the 29th day of April, 2016,	this Court by the 7th day of June, 2016, and redeem the Property, and answer the Complaint, or thereafter	this Court by the 7th day of June, 2016, and redeem the Property, and	warning all persons interested in the said properties to be and appear in	warning all persons interested in the said properties to be and appear in	warning all persons interested in the said properties to be and appear in
warning all persons interested in the said properties to be and appear in	a final judgment will be rendered	answer the Complaint, or thereafter a final judgment will be rendered	this Court by the 7th day of June, 2016, and redeem the Property, and	this Court by the 7th day of June, 2016, and redeem the Property, and	this Court by the 7th day of June, 2016, and redeem the Property, and
this Court by the 7th day of June, 2016, and redeem the Property, and	foreclosing all rights of redemption in this Property and vesting in the	foreclosing all rights of redemption in this Property and vesting in the	answer the Complaint, or thereafter a final judgment will be rendered	answer the Complaint, or thereafter a final judgment will be rendered	answer the Complaint, or thereafter a final judgment will be rendered
answer the Complaint, or thereafter	Plaintiff a title, free and clear of all encumbrances.	Plaintiff a title, free and clear of all encumbrances.	foreclosing all rights of redemption in this Property and yesting in the	foreclosing all rights of redemption in this Property and yesting in the	foreclosing all rights of redemption in this Property and yesting in the

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 I HARRISON

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

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

SYDNEY J. HARRISON

True Copy—Test: Sydney J. Harrison, Clerk

122058

<u>122063</u>

vs.

Sydney J. Harrison, Clerk

Clerk of the Circuit Court for Prince George's County, Maryland True Copy-Test:

SYDNEY J. HARRISON

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

encumbrances.

122059

LEGALS

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 rince George's County, Maryland 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

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

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

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)

#### LEGALS

#### NOTICE

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

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 of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-Maryland, that the sale of the prop-erty at 16616 Claggett Landing Road, Upper Marlboro, Maryland 20774 mentioned in these proceed-ings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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

(4-14,4-21,4-28) 122104

#### 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)

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

NOTICE

Substitute Trustees,

Plaintiffs vs. DONNA R. BALDWIN 9093 Florin Way Upper Marlboro, MD 20772 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-35197

Notice is hereby given this 6th day of April, 2016 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 9093 Florin Way, Upper Markhere MD 20772 med and re Marlboro, MD 20772, 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 \$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 objec-tion to the Petition may be filed is May 23, 2016.

Sydney J. Harris Clerk of the Circuit C	on
Clerk of the Circuit C	ourt for
Prince George's County,	Maryland
122279	(4-28)

#### NOTICE

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

> Substitute Trustees Plaintiffs

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, Mary-land, 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 be-fore the 6th day of May, 2016, pro-vided 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 objec-tion 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)

# True Copy—Test: Sydney J. Harrison, Clerk

NOTICE

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 prop-erty at 7607 Fontainebleau Drive

Apt 2357, New Carrolton, Maryland 20784 mentioned in these proceed-ings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed,

unless cause to the contrary thereof

be shown on or before the 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 succes-

sive 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

NOTICE

True Copy—Test: Sydney J. Harrison, Clerk

IN THE MATTER OF:

Oluwaseun Osajie

NAME TO:

<u>122071</u>

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

Substitute Trustees

Nicole A. McRavin

vs.

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

True Copy—Test: Sydney J. Harrison, Clerk 122060 (4-14,4-21,4-28)

True Copy—Test: Sydney J. Harrison, Clerk (4-14,4-21,4-28) 122061

#### LEGALS

Plaintiffs

Defendant

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

NOTICE

Plaintiffs vs.

#### Laura L Johnson

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

#### CIVIL NO. CAEF 13-35565

ORDERED, this 6th day of April, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 22705 Aquasco Road, Aquasco, Maryland 20608 mentioned in these proceedings, made and reported by Laura H.G. O'Sul-livan, 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 pub-lished in said County once in each of three successive weeks before the 6th day of May, 2016, next. The report states the amount of sale to be \$305,813.00.

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

122072

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

IN THE MATTER OF: Margaret Isabel Pfeufer

FOR THE CHANGE OF NAME TO: Margaret Isabel Capurso

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

Case No. CAE 16-13370

A petition has been filed to change the name of Margaret Isabel Pfeufer to Margaret Isabel Capurso.

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

Sydney J. Harı	rison
Clerk of the Circuit	Court for
Prince George's Count	ty, Maryland
122239	(4-28)

#### NOTICE

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

vs

Defendant

Ronald Cezair

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

#### CIVIL NO. CAEF 13-23439

ORDERED, this 6th day of April, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 9615 51st Avenue, College Park, Maryland 20740 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of May, 2016 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 6th day of May, 2016, next. The report states the amount of sale to be \$160,479.00.

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

122073 (4-14,4-21,4-28)

#### NOTICE

IN THE MATTER OF: **Isaiah Shirley** 

FOR THE CHANGE OF NAME TO: Amber Sasha Shirley

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

Case No. CAE 16-13382

A petition has been filed to change the name of Isaiah Shirley to Amber Sasha Shirley.

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

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 122240 (4-28)

Anthony Uwaifó FOR THE CHANGE OF Anthony Uwaifo

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

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 objec-tion 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		LEG	LEGALS		LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	
BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, 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 v.	v. Plaintiff	v. Plaintiff	Plaintiff	Plaintiff	Plaintiff	
THE ESTATE, PERSONAL REPRE-	STEWARD INVESTMENTS, LLC	STEWARD INVESTMENTS, LLC		V.	V.	
SENTATIVE, AND KNOWN AND UNKNOWN HEIRS OF MARTHA	and	and	RAYMOND A. SAVOY	HOUSEHOLD FINANCE CORPO- RATION III	KATHLEEN M CASEY	
E. THOMAS	JOHN D. PAULEY	JOHN D. PAULEY	and	and	and	
and	and	and	MARCHA MELINDA ANN SAVOY	TARO GEHANI	MICHAEL J. CASEY	
HARRISON BUTLER	PATRICIA A. HESS, TRUSTEE	PATRICIA A. HESS, TRUSTEE	and	and	and	
and	and	and	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY	
THE STATE OF MARYLAND	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY	And heirs, devisees, personal repre-	And heirs, devisees, personal repre-	And heirs, devisees, personal repre- sentatives, and executors, adminis-	
and	And heirs, devisees, personal repre-	And heirs, devisees, personal repre-	sentatives, and executors, adminis- trators, grantees, assigns or	sentatives, and executors, adminis- trators, grantees, assigns or	trators, grantees, assigns or successors in right, title, interest,	
PRINCE GEORGE'S COUNTY	sentatives, and executors, adminis- trators, grantees, assigns or	sentatives, and executors, adminis- trators, grantees, assigns or	successors in right, title, interest, and any and all persons having or	successors in right, title, interest, and any and all persons having or	and any and all persons having or claiming to have any interest in the	
And heirs, devisees, personal repre- sentatives, and executors, adminis-	successors in right, title, interest, and any and all persons having 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	claiming to have any interest in the property and premises situate in the	property and premises situate in the County of Prince George's	
trators, grantees, assigns or successors in right, title, interest,	claiming to have any interest in the property and premises situate in the	claiming to have any interest in the property and premises situate in the	County of Prince George's	County of Prince George's	Property Address: 0 Old Fort Rd,	
and any and all persons having or claiming to have any interest in the	County of Prince George's	County of Prince George's	Property Address: 0 Neck Rd Account Number: 08 0829457	Property Address: 7901 Surratts Rd Account Number: 09 3375235	Fort Washington, MD 20744 Account Number: 05 0291963	
property and premises situate in the County of Prince George's	Property Address: 5506 Bend St, Capitol Heights, MD 20743	Property Address: 5504 Bend St, Capitol Heights, MD 20743	Description: 37,248.0000 Sq. Ft. Map 182 Grid E2 Par 093	Description: Cae07-20258 Td T 6/6/08 6.0000 Acres & Imps. Map	Description: Chapel Hill 10,872.0000 Sq. Ft. Map 132 Grid C3	
Property Address: 14305 St Thomas	Account Number: 18 3286150 Description: 10,761.0000 Sq. Ft.,	Account Number: 18 3286168 Description: 10,408.0000 Sq. Ft.,	Assmt: \$63,300.00 Liber/Folio: 09504/620	126 Grid A3 Par 143 Assmt: \$192,200.00	Par 252 Assmt: \$60,600.00	
Church Rd Account Number: 04 0264309	Palmer Heights dal Lot 29 Assmt: \$35,600.00	Palmer Heights dal Lot 30 Assmt: \$35,600.00	Assessed To: Savoy Raymond A & Marcha Melinda A	Liber/Folio: 29739/553 Assessed To: Household Finance	Liber/Folio: 03799/216 Assessed To: Casey Michael J &	
Description: 1.5000 Acres Map 128 Grid E2 Par 058	Liber/Folio: 25910/321 Assessed To: Steward Investments	Liber/Folio: 25910/322 Assessed To: Steward Investments		Corporation III	Kathleen M	
Assmt: \$73,100.00 Liber/Folio: 1087/283	LLC	LLC	In the Circuit Court for Prince George's County, Maryland	In the Circuit Court for	In the Circuit Court for Prince George's County, Maryland	
Assessed To: Thomas Martha	In the Circuit Court for Prince George's County, Maryland	In the Circuit Court for Prince George's County, Maryland	Case No.: CAE 16-07523	Prince George's County, Maryland Case No.: CAE 16-07528	Case No.: CAE 16-07527	
In the Circuit Court for Prince George's County, Maryland	Case No.: CAE 16-04461	Case No.: CAE 16-04471	The object of this proceeding is to secure the foreclosure of all rights of	The object of this proceeding is to	The object of this proceeding is to secure the foreclosure of all rights of	
Case No.: CAE 16-04454	The object of this proceeding is to secure the foreclosure of all rights of	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	secure the foreclosure of all rights of redemption in the following prop-	redemption in the following prop- erty in the State of Maryland,	
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,	redemption in the following prop- erty in the State of Maryland,	the Collector of Taxes for the County of Prince George's and the	erty in the State of Maryland, County of Prince George's, sold by the Collector of Taxes for the	County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the	
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	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:	County of Prince George's and the State of Maryland to the plaintiff in	State of Maryland to the plaintiff in this proceeding:	
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:	State of Maryland to the plaintiff in this proceeding:	Property Address: 0 Neck Rd	this proceeding:	Property Address: 0 Old Fort Rd,	
State of Maryland to the plaintiff in this proceeding:	Property Address: 5506 Bend St,	Property Address: 5504 Bend St,	Account Number: 08 0829457 Description: 37,248.0000 Sq. Ft.	Property Address: 7901 Surratts Rd Account Number: 09 3375235	Fort Washington, MD 20744 Account Number: 05 0291963	
Property Address: 14305 St Thomas	Capitol Heights, MD 20743 Account Number: 18 3286150	Capitol Heights, MD 20743 Account Number: 18 3286168	Map 182 Grid E2 Par 093 Assmt: \$63,300.00	Description: Cae07-20258 Td T 6/6/08 6.0000 Acres & Imps. Map	Description: Chapel Hill 10,872.0000 Sq. Ft. Map 132 Grid C3	
Church Rd Account Number: 04 0264309	Description: 10,761.0000 Sq. Ft., Palmer Heights dal Lot 29	Description: 10,408.0000 Sq. Ft., Palmer Heights dal Lot 30	Liber/Folio: 09504/620 Assessed To: Savoy Raymond A &	126 Grid A3 Par 143 Assmt: \$192,200.00	Par 252 Assmt: \$60,600.00	
Description: 1.5000 Acres Map 128 Grid E2 Par 058	Assmt: \$35,600.00 Liber/Folio: 25910/321	Assmt: \$35,600.00 Liber/Folio: 25910/322	Marcha Melinda A	Liber/Folio: 29739/553 Assessed To: Household Finance	Liber/Folio: 03799/216 Assessed To: Casey Michael J &	
Assmt: \$73,100.00 Liber/Folio: 1087/283	Assessed To: Steward Investments LLC	Assessed To: Steward Investments LLC	The Complaint states, among other things, that the amounts necessary	Corporation III	Kathleen M	
Assessed To: Thomas Martha	The Complaint states, among other	The Complaint states, among other	for redemption have not been paid, although more than six (6) months from the date of sale has expired.	The Complaint states, among other things, that the amounts necessary	The Complaint states, among other things, that the amounts necessary	
The Complaint states, among other things, that the amounts necessary	things, that the amounts necessary for redemption have not been paid,	things, that the amounts necessary for redemption have not been paid,	It is thereupon this 11th day of April, 2016, by the Circuit Court for	for redemption have not been paid, although more than six (6) months from the date of sale has expired	for redemption have not been paid, although more than six (6) months from the date of sale has expired.	
for redemption have not been paid, although more than six (6) months from the date of sale has expired	although more than six (6) months from the date of sale has expired. It is thereupon this 11th day of	although more than six (6) months from the date of sale has expired. It is thereupon this 11th day of	Prince George's County; ORDERED, that notice be given by	from the date of sale has expired. It is thereupon this 11th day of April, 2016, by the Circuit Court for	It is thereupon this 11th day of April, 2016, by the Circuit Court for	
from the date of sale has expired. It is thereupon this 11th day of April, 2016, by the Circuit Court for	April, 2016, by the Circuit Court for Prince George's County;	April, 2016, by the Circuit Court for Prince George's County;	the insertion of a copy of this Order in the Prince George's Post, a news-	Prince George's County; ORDERED, that notice be given by	Prince George's County; ORDERED, that notice be given by	
Prince George's County; ORDERED, that notice be given by	ORDERED, that notice be given by the insertion of a copy of this Order	ORDERED, that notice be given by the insertion of a copy of this Order	paper having general circulation in Prince George's County, once a week for three successive weeks on	the insertion of a copy of this Order in the Prince George's Post, a news-	the insertion of a copy of this Order in the Prince George's Post, a news-	
the insertion of a copy of this Order in the Prince George's Post, a news-	in the Prince George's Post, a news- paper having general circulation in	in the Prince George's Post, a news- paper having general circulation in	or before the 6th day of May, 2016, warning all persons interested in the	paper having general circulation in Prince George's County, once a	paper having general circulation in Prince George's County, once a	
paper having general circulation in Prince George's County, once a	Prince George's County, once a week for three successive weeks on	Prince George's County, once a week for three successive weeks on	said properties to be and appear in this Court by the 14th day of June,	week for three successive weeks on or before the 6th day of May, 2016, warning all parsons interested in the	week for three successive weeks on or before the 6th day of May, 2016, warping all percens interacted in the	
week for three successive weeks on	or before the 6th day of May, 2016,	or before the 6th day of May, 2016,	2016, and redeem the Property, and	warning all persons interested in the	warning all persons interested in the	

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 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 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 Hender-son Road, Temple Hills, MD 20748, was on April 8, 2016 appointed per-sonal 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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the cred-iterary of the desired the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other deliverv 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)

and vesting in 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 ap-pointed 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of October, 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 decedent died before October 1, 1992, nine months from the date of the decedent's death: or

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

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

#### 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		Ci Ri Pi 14 U
Η	Estate No. 102853	
122257	(4-28,5-5,5-12)	12

and ve Plaintiff a title, free and clear of all encumbrances

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

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 BO-JANOWSKI AKA: TED M BOJANOWSKI, THADDEUS M BOJANOWSKI

Notice is given that Linda Stullenburger, whose address is 967 Beau-mont Lane, Rockledge, FL 32955 was on April 12, 2016 appointed Personal Representative of the es-tate of Thaddeus Michael Bojanowski who died on April 6, 2016 with a will.

tained 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of

of Wills with a copy to the under-signed on or before the earlier of the following dates:

nine months from the date of the

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

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 4735 MAIN STREET 4TH FLOOR JPPER MARLBORO, MD 20773 Estate No. 102809 (4-28,5-5,5-12) 22264

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

encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk (4-21,4-28,5-5) 122170

> 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 pro-bate 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

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

#### MARY B WYLES Personal Representative

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

tle, free and clear of all encumbrances.

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

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 Mer-cedes 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 pro-bate 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 repreentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates: (1) Six months from the date of the

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

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

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

#### 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)

in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

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

True Copy—Test: Sydney J. Harrison, Clerk <u>122174</u> (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 Mar-ion Brady, whose address is 182 Ruby Lane, Littleton, NC 27850-8330 were on April 15, 2016 appointed Co-Personal Representatives of the es-tate 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of October, 2016. Any person having a claim against

the decedent must present the claim to the undersigned co-personal rep-resentatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the dece-dent died before October 1, 1992, ince months from the date of the

nine months from the date of the decedent's death; or (2) Two months after the co-per-

sonal 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)

Estate No. 95920 122263 (4-28, 5-5, 5-12)

Further information can be ob-

October, 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

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

decedent's death; or (2) Two months after the personal

other delivery of the notice. A claim not presented or filed on or before that date, or any extension

Plaintiff

#### **ORDER OF PUBLICATION**

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

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

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 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 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

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 proceeding:

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 georgel circulation in 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, 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 an-swer 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—Tes Sydney J. Harris	st:
Sydney J. Harris	son, Clerk
122171	(4-21,4-28,5-5)

#### ORDER OF PUBLICATION

Plaintiff

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

JASON R. PROCTOR and

and

and

Plaintiff

SUNTRUST BANK, F/K/A CRESTAR BANK

SCOTT B. HANSEN, TRUSTEE and

#### LEGALS

Plaintiff

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

FRANK L NELMS JR

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: 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 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 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 2217

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 Shirlev

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 incertion of a convect the Order

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 (4-21,4-28,5-5) 122173

#### ORDER OF PUBLICATION

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

Plaintiff

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

v.

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

Description: (2.13ac To Acc T 39510746 Str 08) Trdt S/b 4/2/07 L27641 F70 6.3200 Acres Map 078

#### LEGALS

Plaintiff

ORDER OF PUBLICATION

US BANK AS CUSTODIAN FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203

Bel Air, Maryland 21014

EUGENE MORIATY

MARY I. MORIATY

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

Property Address: 9533 Badger Ave,

Description: 20,650.0000 Sq. Ft. &

Assessed To: Moriaty Eugene &

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

Property Address: 9533 Badger Ave, Clinton, MD 20735

Description: 20,650.0000 Sq. Ft. &

Assessed To: Moriaty Eugene &

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

Imps. Clinton Grove Lot 32 Blk A

Account Number: 09 0916981

this proceeding:

Assmt: \$172,800.00

Mary I

Liber/Folio: 01669/510

Imps. Clinton Grove Lot 32 Blk A

Account Number: 09 0916981

County of Prince George's

Clinton, MD 20735

Assmt: \$172,800.00

Mary I

Liber/Folio: 01669/510

and

and

#### **ORDER OF PUBLICATION**

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

Plaintiff

WILLIAM KING

and

v.

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: 1012 58th Ave, Capitol Heights, MD 20743 Account Number: 18 2056695 Description: 9,375.0000 Sq. Ft. & Imps. Fairmount Heights Blk A Assmt: \$62,100.00 Liber/Folio: 723/219 Assessed To: King William

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-07578

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: this proceeding:

Property Address: 1012 58th Ave, Capitol Heights, MD 20743 Account Number: 18 2056695 Description: 9,375.0000 Sq. Ft. & Imps. Fairmount Heights Blk A Assmt: \$62,100.00 Liber/Folio: 723/219 Assessed To: King William

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

foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all True Copy—Test: Sydney J. Harrison, Clerk (4-21,4-28,5-5)

MICHAEL C. BOLESTA, SUB. TRUSTEE and

PRINCE GEORGE'S COUNTY

Property Address: 0 Clagett Landing Rd

Account Number: 07 0797837

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

v.

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

S/O The Unknown Surviving Directors and Assigns (Address Unknown)

S/O The State Department of Assessments 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 Directors and Assigns (Address Unknown)

S/O The State Department of Assessments 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 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: 4600 Wheeler Rd, Oxon Hill, MD 20745 Account Number: 12 1194943

PHILIP M. WEBB, TRUSTEE

#### 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: 1116 UTE WAY Account Number: 18 2078590 Description: Lots 81.82.83 84. 85. 86 9,362.0000 Sq. Ft. & Imps. GR Capitol 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: 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 Capitol 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 incertion of a conv of this Order 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 122180 (4-21, 4-28, 5-5)

#### **ORDER OF PUBLICATION**

Plaintiff

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

SHIRLEY BRYANT

and

IP 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 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: 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

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 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 preceding: 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 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 indement will be rendered a final judgment will be rendered a final judgment will be redemption 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 (4-21,4-28,5-5) 122185

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

122208

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 ÓRDER 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 City, UT 84111. A motion must set forth specific relief sought accompanied by a memorandum specifying factual and legal grounds on which the motion is based. For a copy of the petition, contact Mr. Jenkins at (801) 328-3600.

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

Prince George's County, Maryland

Case No. CAE 16-18706

to Alison Kootstra Nowak.

May 23, 2016.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 122282 (4-28)

# **To Subscribe**



#### NOTICE

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

VS.

Substitute Trustees, Plaintiffs

CAROLYN R. LEWIS FRANKLIN I. LEWIS 5259 West Boniwood Turn Clinton, MD 20735 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-25473

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 5259 West Boniwood Turn, Clinton, MD 20735, 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 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 \$187,100.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (4-21,4-28,5-5) 122151

NOTICE

IN THE MATTER OF: Alison Marie Kootstra

FOR THE CHANGE OF NAME TO: Alison Kootstra Nowak

In the Circuit Court for

A petition has been filed to change the name of Alison Marie Kootstra

The latest day by which an objection to the Petition may be filed is

#### LEGALS ORDER OF PUBLICATION ORDER OF PUBLICATION

v.

and

ERNEST M. FLEMING

PRINCE GEORGE'S COUNTY

County of Prince George's

Account Number: 13 1412493

Ft. White House Height Blk 9

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 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

Property Address: 0 Warren Ave,

Description: 21.22 4,000.0000 Sq.

Account Number: 13 1412493

Ft. White House Height Blk 9

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.

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

SYDNEY J. HARRISON

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

encumbrances.

It is thereupon this 11th day of

Description: 21.22 4,000.0000 Sq.

Landover, MD 20785

Assmt: \$48,000.00

this proceeding:

Landover, MD 20785

Assmt: \$48,000.00

Liber/Folio: 05395/736

Liber/Folio: 05395/736

And heirs, devisees, personal repre-

#### 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

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

#### PRINCE GEORGE'S COUNTY

Plaintiff

sentatives, and executors, adminis-And heirs, devisees, personal repretrators, grantees, assigns or successors in right, title, interest, sentatives, and executors, adminisand any and all persons having or trators, grantees, assigns or claiming to have any interest in the successors in right, title, interest, property and premises situate in the and any and all persons having or claiming to have any interest in the property and premises situate in the Property Address: 0 Warren Ave, 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 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: 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

# **ORDER OF PUBLICATION**

**LEGALS** 

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: 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 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: 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 incertion of a convectible Order 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

#### ORDER OF PUBLICATION

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

Plaintiff

#### v. 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 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: 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

#### **LEGALS**

**ORDER OF PUBLICATION** US BANK AS CUSTODIAN FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff v. 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 sective 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: 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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months

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

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 conv of the Order

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 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**

vs.

Sunshine State Certificates V LLLP.

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 de-scribed 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

Assessed To: Galdamez Sandra

from the date of sale has expired. It is thereupon this 11th day of April, 2016, by the Circuit Court for

a final indome will e rendered

True Copy—Test: Sydney J. Harrison, Clerk 122179 (4-21, 4-28, 5-5)

True Copy—Test: Sydney J. Harrison, Clerk 122181 (4-21,4-28,5-5)

#### LEGALS

VS.

#### NOTICE

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

> Substitute Trustees Plaintiffs

vs. 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 prop-erty 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, pro-vided a copy of this NOTICE be inserted in some weekly newspaper rinted 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)

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

NOTICE

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 prop-erty mentioned in these proceedings and described as 8411 Mimosa Avenue, Clinton, MD 20735, 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 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) Prince George's County, Maryland

True Copy—Test: Sydney J. Harrison, Clerk 122182 (4-21,4-28,5-5)

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

True Copy—Test: Sydney J. Harrison, Clerk

NOTICE

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 prop

erty mentioned in these proceedings

and described as 2108 North Anvil

Lane, Temple Hills, MD 20748, made and reported by the Substi-

tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or

before the 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

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

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

12th day of May, 2016.

True Copy—Test:

122150

Sydney J. Harrison, Clerk

Substitute Trustees,

Plaintiffs

Defendant(s)

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

Rockville, MD 20852

2108 North Anvil Lane Temple Hills, MD 20748

JOSE A. CRUZ

122183

#### **LEGALS**

VS.

#### NOTICE

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

Substitute Trustees Plaintiffs

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 CON-FIRMED, unless cause to the con-trary 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) (4-21,4-28,5-5)

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

THE ESTATE, PERSONAL REPRE-SENTATIVES, KNOWN AND UN-KNOWN HEIRS AND ASSIGNS OF RONALD JAMES STANG

Plaintiff

V.

#### 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: (lt 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 propcounty 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: (lt 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

things, that the amount necessary for the redemption for the subject property has not been paid, al-though 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 the four the 12th days of Mary 2010 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 (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)

POST NEWSPAPER

CALL 301-627-0900

THE PRINCE GEORGE'S

FAX 301-627-6260

Rockville, MD 20852 VS.

HENRY L. BRAND 12909 Duckettown Road Laurel, MD 20708

#### 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

(4-21,4-28)

Attest: Redis C. Floyd Clerk of the Council

122157

#### MARYLAND DEPARTMENT OF THE ENVIRONMENT AIR AND RADIATION MANAGEMENT ADMINISTRATION

#### **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:

<u>CB-7-2016 (DR-2) - AN ACT CONCERNING THE SCHOOL FACIL-</u> <u>ITIES SURCHARGE</u> 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 Publication County Business.

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

(4-21,4-28)

ATTEST: Redis C. Floyd Clerk of the Council

<u>122158</u>



#### 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 INSTI-

#### 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, Mary-land 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 Pepper-corn Place, Suite 310, Largo, Maryland 20774. **Checks or money orders** only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

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

<u>QUANTITY</u>	<u>UNIT</u>	DESCRIPTION
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 Pave-
		ment 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 Ŝtabilization 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 ŴSSC 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 e work relative to righ itilities, design and constr te of way tails 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

#### 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

TUTION 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 tele-phone 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 serv-ice 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

(4-28)122160

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

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

> > (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

122275

(4-21,4-28)

NOTICE

IN THE MATTER OF: Michelle Nicole Nolley David Alexander Nolley

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

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 16-14219

the name of Michelle Nicole Nolley

(Adult) to Michelle Nicole Moreno-

Ali and David Alexander Nolley (Minor Child(ren)) to David Alexan-

The latest day by which an objec-

tion to the Petition may be filed is

A petition has been filed to change

David Alexander Moreno

der Moreno

May 16, 2016.

# CALL 301.627.0900 FAX 301.627.6260

#### email bboice@pgpost.com

#### NOTICE

IN THE MATTER OF:

NAME TO:

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

May 16, 2016.

Sydney J. Harrison		Sydney J. Harrison	
Clerk of the Circuit Court for		Clerk of the Circuit Court for	
Prince George's County, Maryland		Prince George's County, Maryland	
122243	(4-28)	122245	(4-28)

Abigail Zenebe Abebe Eluid Abebe Zenebe

(4-21,4-28)

tion to the Petition may be filed is

FOR THE CHANGE OF

Abigail Abebe Zenebe Elihum Abebe Zenebe

The latest day by which an objec-

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

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

#### 1600 ROBIN COURT FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Mark S. Falk, dated November 9, 2005, and recorded in Liber 23937 at folio 370 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 9:01 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 \$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. 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 7.7% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-609617</u>)

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

LEGALS

122226

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

122227

#### 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

2603 BROOKS DR

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

LEGALS

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

#### 7204 BALLANTRAE COURT CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Michael R Robinson and Janice M Robinson, dated January 18, 2005, and recorded in Liber 21572 at folio 605 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 17, 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 \$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 7.4% per annum from date of sale to the date the funds are received in the office of Interest is to be paid on the unpaid purchase price at the rate of 7.4% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-24803</u>) LEGALS

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

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

# 13956 KING GEORGE WAY 326 UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Denise Luck Jolley, dated September 14, 2006, and recorded in Liber 26881 at folio 446 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 9:04 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 \$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 6.5% per annum from date of sale to the date the funds are received in the office of the Subcititute Tructors if the property is purchased by an ontify other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any record and the propment 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 # 14-610595)

#### 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

122229

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

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

#### LEGALS

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

980 CENTRAL HILLS LA.

#### 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

14310 LUSBY RIDGE RD.

#### SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated April 24, 2006 and recorded in Liber 25256, Folio 626 among the Land Records of Prince George's Co., MD, with an original principal balance of \$230,500.00 and an original interest rate of 4.00000% 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 17, 2016 AT 11:05 AM

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

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

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

THE

**PRINCE GEORGE'S POST** 

122214

122215 (4-28, 5-5, 5-12)

LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated March 10, 2008 and recorded in Liber 29517, Folio 422 among the Land Records of Prince George's Co., MD, with an original principal balance of \$274,039.00 and an original interest rate of 6.0000% 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 11:06 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 affect-ing the same, if any, and with no warranty of any kind.

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

Under a power of sale contained in a certain Deed of Trust dated March 13, 2012 and recorded in Liber 33483, Folio 554 among the Land Records of Prince George's Co., MD, with an original principal balance of \$384,326.00 and an original interest rate of 3.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### MAY 17, 2016 AT 11:07 AM

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

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

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

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

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

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

410-828-4838

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

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

Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204

122216 (4-28,5-5,5-12)

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

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#### 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 confirmed, unless cause to the contrary thereof be shown on or before the 4th day of May, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks 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

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

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

Notice is hereby given this 4th day of April, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and con-tirmed, unless cause to the contrary thereof be shown on or before the 4th day of May, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 4th day of May, 2016.

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

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 122035 (4-14,4-21,4-28)

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 Edwards 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, Maryland, that the respondent(s), Tonya Edwards Jones and Bruce Jones, Sr., the natural parents of the aforementioned 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-wakee 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 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

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

#### NOTICE

LEGALS

v.

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

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 confirmed, unless cause to the contrary thereof be shown on or before the 4th day of May, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks be-

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

#### NOTICE

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

> Substitute Trustees Plaintiffs

CLARENCE B. THOMPKINS AKA CLARENCE B. THOMPKINS, JR. **REGINA S. THOMPKINS** 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 May, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three succes-sive weeks before the 12th day of

The report states the purchase price at the Foreclosure sale to be \$126,000.00.

SYDNEY I. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy-Test: Sydney J. Harrison, Clerk 122153 (4-21,4-28,5-5)

ORDER OF PUBLICATION

BEOR FUND 1, LLC

HENRY C PAYNE JR.

v.

and

and

Plaintiff

assigns or

35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

THE STATE OF MARYLAND

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

Property Address: 0 Martin Luther

Description: 12,649.0000 Sq.Ft.

County of Prince George's

King Jr Hwy

#### 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 public hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS (Liquor Control Board)

Attest David D. Son Director 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

NORTH OAK PROFESSIONAL PARK MEDICAL CONDO-MINIUM ASSOCIATION

and

v.

Plaintiff

#### PRINCE GEORGE'S COUNTY

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

Property Address: 0 North Oak Court

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

#### **LEGALS**

VS.

#### 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 property mentioned in these proceedings and described as 1604 Shady Glen Drive, District Heights, MD 20747, 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 12th day of May, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper

#### NOTICE

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

#### Substitute Trustees, Plaintiffs

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 property 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 a copy of this NOTICE be inserted in some weekly newspaper

#### NOTICE

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

VS. GERALDINE V. BREAKFIELD 4404 Patuxent Overlook Drive

of three successive weeks before the

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

SYDNEY J. HARRISON Clerk, Circuit Court for

Prince George's County, MD

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

12th day of May, 2016.

\$691,000.00.

122148

# LEGALS

Plaintiffs

# George's County, Maryland Case No. CAEF 15-32724

Notice is hereby given this 12th day of April, 2016 by the Circuit

# Bel Air, Maryland 21014

Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4404 Patusent Overlook Drive, Bowie, MD 20716, 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 12th day of May, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper rinted in said County, once in each

#### ORDER OF PUBLICATION BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203

and

Substitute Trustees, v. ERNEST M. FLEMING

#### Bowie, MD 20716 Defendant(s)

# In the Circuit Court for Prince

<u>122034</u>

VS.

May, 2016.

fore the 4th day of May, 2016. The Report of Sale states the amount of the foreclosure sale price

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:	
True Copy—Test: Sydney J. Harrison, Clerk	
122146 (4-21,4-28,5-5	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 Herbert, 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 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of October. 2016.

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

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

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

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

#### MADELINE HERBERT Personal Representative

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

122096

#### Estate No. 102521

(4-14,4-21,4-28) 122097

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 \$218,440.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 122147 (4-21,4-28,5-5)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Delores M Botts, whose address is 3803 Swann

Road #301, Suitland, MD 20746, was

on April 5, 2016 appointed Personal Representative of the estate of Theo-

dria Savage who died on March 23,

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal represen-

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-

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

(1) Six months from the date of the

decedent's death, except if the dece-dent died before October 1, 1992,

nine months from the date of the

decedent's death; or (2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

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.

other delivery of the notice.

DELORES M BOTTS

REGISTER OF WILLS FOR

CERETA A. LEE

Personal Representative

PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR

UPPER MARLBORO, MD 20773

Estate No. 102740

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

THEODRIA SAVAGE

2016 with a will.

tative or the attorney.

tober, 2016.

following dates:

#### 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 February 7, 2016 with a will.

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

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

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

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

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

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

#### MARY TAYLORE GARVEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 Main Street 4th Floor UPPER MARLBORO, MD 20773

122098

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

Assmt: \$149,600.00 Liber/Folio: 5395/738 Assessed To: Fleming Ernest M.

PRINCE GEORGE'S COUNTY

trators, grantees,

And heirs, devisees, personal repre-

sentatives, and executors, adminis-

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

Property Address: 1607 Warren Ave

4,000.0000 Sq.Ft. & Imps. White

Account Number: 13 1422443

County of Prince George's

Description: Lots 23.24

House Height Blk 9

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

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months

from the date of sale has expired. It is thereupon this 4th day of April, 2016, by the Circuit Court for

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the said properties to be and appear in this Court by the 7th day of June, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Sydney J. Harrison, Clerk (4-14,4-21,4-28) 122043

Map 059 Grid E4 Par 166 Assmt: \$63,200.00 Liber/Folio: 20668/322 Assessed To: Payne Henry C Jr.

Account Number: 13 1462274

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

#### Case No.: CAE 16-04462

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following 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 Martin Luther King Jr Hwy Account Number: 13 1462274 Description: 12,649.0000 Sq.Ft. Map 059 Grid E4 Par 166 Assmt: \$63,200.00 Liber/Folio: 20668/322 Assessed To: Payne Henry C Jr.

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

It is thereupon this 4th day of April, 2016, by the Circuit Court for

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a 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 122039 (4-14,4-21,4-28)

#### Association

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 Professional 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)



True Copy—Test: Sydney J. Harrison, Clerk

Plaintiff

#### ORDER OF PUBLICATION

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

S A KALICH

#### and

THE ESTATE PERSONAL REPRE-SENTATIVES, KNOWN AND UN-KNOWN 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 propetty 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

#### 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, 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 an-swer 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 122204 (4-21,4-28,5-5)

#### ORDER OF PUBLICATION

Plaintiff

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

#### v. NICOLA A LOGAN

and DEUTSCHE BANK NATIONAL TRUST

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

and

and

THE FEDERAL HOME LOAN MORTGAGE CORPORATION

#### and

- JEFFREY NADEL, TRUSTEE
- SCOTT NADEL, TRUSTEE

#### and

and

ROBERT W. NEFF, TRUSTEE

#### and

ROBERT K. BOWIE, TRUSTEE

#### and

and

HOLLY HILL CONDOMINIUM

#### LEGALS

#### ORDER OF PUBLICATION

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

FINANCIAL DIVERSIFIED SERV-ICES, 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

#### 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 propthe 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, 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 an-swer 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 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

#### PELENA BROWN

#### LEGALS

Plaintiff

Account Number: 09 3827748

Assmt: \$11,600.00

LLC

ceeding:

Blvd.,

LLC

Liber/Folio: 21528/117

Sq. Ft. Woodburn Estates- Blk A

Description: Parcel A 116,249.0000

Assessed To: Woodburn Estates

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 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-

Property Address: 0 Mary Beth

Description: Parcel A 116,249.0000

Assessed To: Woodburn Estates

The Complaint states, among other

things, that the amounts necessary

for redemption have not been paid,

although more than six (6) months

It is thereupon this 18th day of April, 2016, by the Circuit Court for

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 13th day of May, 2016, warn-

ing 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 an-swer 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

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Maryland

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

True Copy—Test: Sydney J. Harrison, Clerk

encumbrances.

122246

from the date of sale has expired.

Sq. Ft. Woodburn Estates- Blk A

Account Number: 09 3827748

Assmt: \$11,600.00

Liber/Folio: 21528/117

Prince George's County;

#### ORDER OF PUBLICATION

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

CELINE MUGABE

#### and

N.R.L.L. EAST, LLC

#### and

and

FIRST AMERICAN TITLE INSUR-ANCE COMPANY, TRUSTEE F/K/A TRANSCONTINENTAL TITLE COMPANY INC.

#### 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

**LEGALS** 

#### **ORDER OF PUBLICATION**

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

#### PALMER ROAD NO. 1, LLC

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

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

v.

#### THE REVOCABLE LIVING TRUST OF GLADYS H. PHARR

Plaintiff

#### and

THE ESTATE, PERSONAL REPRE-SENTATIVES AND KNOWN AND UNKNOWN HEIRS AND AS-SIGNS 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 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 Keys Rd., Account Number: 11 1175124 Description: 1.4200 Acres Map 146 Grid B4 Par 074 Assmt: \$71,800.00

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 propetty 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 news-paper having general circulation in 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

122199 (4-21, 4-28, 5-5)

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**

Plaintiff

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

JUAN JOSE DIAZ

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and
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v.

#### OLGA ALICIA VELASQUEZ

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and
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MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC. S/O The Corporation Trust Company

and

JP MORGAN CHASE BANK, NA-TIONAL ASSOCIATION FKA WAMU S/O The Corporation Trust Company

and

JP MORGAN CHASE BANK, NA-TIONAL 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

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 Fletchertown 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 Fletchertown 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 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)

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

Plaintiff

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

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.,

#### 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 Felwood St., Fort Washington, MD 20744 Account Number: 05 3388113 Description: Outlot A 8.9500 Acres. Palmer Woods-Plat Assmt: \$38,900.00 Liber/Folio: 12487/045 Assessed To: Palmer Road No 1 LLC

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-10443

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: this proceeding:

Property Address: 0 Felwood St., Fort Washington, MD 20744 Account Number: 05 3388113 Description: Outlot A 8.9500 Acres. Palmer Woods-Plat Assmt: \$38,900.00 Liber/Folio: 12487/045 Assessed To: Palmer Road No 1 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 incertion of a conv of this Order 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 122247 (4-28,5-5,5-12)

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

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

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

122232

#### 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 akaPatricia 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 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 sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-43234</u>)

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

**LEGALS** 

(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.

# **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

**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 HEIGH VILLE MD 20747

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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. chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governrecordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest.

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

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

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

THE

**PRINCE GEORGE'S POST** 

122217

(4-28,5-5,5-12) <u>122219</u>

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 orig-inal 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.),

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

Terms of Sale: A deposit of \$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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement reinstated or paid off the loan prior to the sale any repayment agreement, reinstated or paid off the loan prior to the sale In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

> > Or

Subscription price is \$15 a year. Give us your contact information -Name and Address

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

email bboice@pgpost.com

We accept Visa and MC

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

Terms of Sale: A deposit of \$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, such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser shell not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub, Trustees are unable to convey either inby said defaulted purchaser. If Sub. Trustees are unable to convey either 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





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 a batternet of interest due from the purchaser in the operation. 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 escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-42049</u>)

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

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

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

LEGALS

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

#### 12803 CAROUSEL COURT UPPER MARLBORO, MARYLAND 20772

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

#### MAY 3, 2016

#### AT 9:12 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.925% per anoum from date of sale to the date the funds are received in the of 0.920% per 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 recomplication and root water root and all other ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-617021</u>)

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

122019

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

#### NOTICE

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

Stacey R Richards

VS.

VS. Vicki R. Nolan

Substitute Trustees

NOTICE

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 prop-

erty 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 succes-

sive weeks before the 20th day of

The report states the amount of

SYDNEY J. HARRISON

Clerk of the Circuit Court Prince George's County, MD

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

Defendant

May, 2016, next.

<u>1222</u>52

sale to be \$148,255.13.

True Copy—Test: Sydney J. Harrison, Clerk

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

Defendant

Plaintiffs

Plaintiffs

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

Amber Alexander and Chantela L Copeland

Defendante

(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** 

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

Erica T. Davis

1401 Rockville Pike, Suite 650

Rockville, MD 20852

301-738-7685

#### 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 Tructors if the property is purchased by an ontify other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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)

# LEGALS

NOTICE

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 prop-erty at 9716 Lake Pointe Court, Unit 303, Upper Marlboro, Maryland 20772 mentioned in these proceed-ings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 Plaintiffs

VS.

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 prop-erty 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.

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

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

122265

#### NOTICE

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

Eboni S Young

vs.

#### 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 prop-erty 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 part, provided a conv 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.

Clerk of the	HARRISON Circuit Court e's County, MD : on, Clerk
122266	(4-28,5-5,5-12

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

Jiema Green and Earl Green Defendants

NOTICE

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

Substitute Trustees

VS.

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

#### MARYLAND CIVIL NO. CAEF 15-31570

ORDERED, this 20th day of April, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 8011 Carmel Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of May, 2016 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 20th day of May, 2016, next. The report states the amount of

sale to be \$210,000.00.

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

122253 (4-28.5-5.5-12)

vs.

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

<u>122254</u> (4-28,5-5,5-12)

#### NOTICE

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

Plaintiffs DORIS WHITELY NALINE P. BENDER 4820 66th Avenue

Hyattsville, MD 20784 Defendant(s)

# 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 CON-FIRMED, 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)

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, Mary-land, 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 re-spondent(s) is further advised that unless such cause be shown in writ-ing and filed by that date, the peti-tioner 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

(4-28,5-5.5-12) 122277

#### 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)

#### The Prince George's

#### **Post Newspaper**

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year. Give us your contact information -Name and Address

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#### 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 ap-pointed Personal Representative of the estate of Clara Thomas, who died on January 17, 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 represen-tative or the attorney.

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

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

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be 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 objec-tion 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)

Substitute Trustees, Plaintiffs VS.

SARAH E. ONEKON 907 Ray Road Hyattsville, MD 20783

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27882

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 907 Ray Road, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 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 \$235,100.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 122271 (4-28, 5-5, 5-12)

NOTICE

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

vs.

ORDER OF PUBLICATION BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff v.	ORDER OF PUBLICATION BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff v. EDWARD K. ANSONG	ORDER OF PUBLICATION US BANK AS CUSTODIAN FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff	ORDER OF PUBLICATION US BANK AS CUSTODIAN FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	ORDER OF PUBLICATION US BANK AS CUSTODIAN FOR PTL PARTNERS, LLC 25 Fulfred Agency Solit 202	<b>ORDER OF PUBLICATION</b> US BANK AS CUSTODIAN
35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff	35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff v.	FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff	FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203	FOR PTL PARTNERS, LLC	US BANK AS CUSTODIAN
	V.			35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
	EDWARD K. ANSONG	V.	Plaintiff v.	Plaintiff v.	Plaintiff v.
CENTRAL AVENUE ASSOCIATES LIMITED PARTNERSHIP		 KADY WILLIAMS & ASSOCIATES,	v. EDWARD I GRUBER	v. LOUISE A. TAYLOR	v. ALLIANCE BUILDERS CO.
and	and	INC.	and	and	and
PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY	and	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY
And heirs, devisees, personal repre-	And heirs, devisees, personal repre-	PRINCE GEORGE'S COUNTY	And heirs, devisees, personal repre-	And heirs, devisees, personal repre-	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	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	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	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	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	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	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	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-	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	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.	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	In the Circuit Court for Prince George's County, Maryland	sociates Inc.	In the Circuit Court for Prince George's County, Maryland	In the Circuit Court for	In the Circuit Court for
Case No.: CAE 16-04463	Case No.: CAE 16-04469	In the Circuit Court for Prince George's County, Maryland	Case No.: CAE 16-07432	Prince George's County, Maryland	Prince George's County, Maryland
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	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,	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	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,	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:	<b>Case No.: CAE 16-07438</b> 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:
Account Number: 13 1421650 Description: .9100 Acres	Riverdale, MD 20737 Account Number: 19 5523235	this proceeding: Property Address:	Fort Washington, MD 20744 Account Number: 05 0399659	Property Address: 21402 Aquasco Rd, Aquasco, MD 20608	Property Address: 0 Larchdale Rd., Laurel, MD 20708
Map 068 Grid B2 Par 068 Assmt: \$124,200.00	Description: Riverdale Heights, Lot 40, Blk 23 3,613.0000 Sq. Ft.	9100 SHERIDAN ST Account Number: 20 3309143	Description: Lots 21, 22	Account Number: 08 0844811 Description: (Imp Raze 7/1/00)	Account Number: 10 1105246 Description: Tri at NW Cor Parcel
Liber/Folio: 6193/207 Assessed To: Central Avenue Asso- ciates Limited Partnership	Assmt: \$71,400.00 Liber/Folio: 29915/318 Assessed To: Among Edward K	Description: 11,461.000 Sq.Ft. Green Wood Forest Lot 21 Blk S	37,596.0000 Sq.Ft. Friendly Hills Assmt: \$122,900.00 Liber/Folio: 33004/316	3.1500 Acres Map 180 Grid D1 Par 008	A Eq.2097 Acres 9,134.0000 Sq. Ft. Fox Rest South
The Complaint states, among other things, that the amounts necessary for redemption have not been paid,	Assessed To: Ansong, Edward K The Complaint states, among other things, that the amounts necessary for redemption have not been paid,	Assmt: \$55,700.00 Liber/Folio: 12833/28 Assessed To: Kady Williams & As-	Assessed To: Gruber Edward J The Complaint states, among other things, that the amounts necessary	Assmt: \$88,700.00 Liber/Folio: 7499/839 Assessed To: Taylor, Louise A.	Assmt: \$91,300.00 Liber/Folio: 6263/850 Assessed To: Alliance Builders Co.
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	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	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	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	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-	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-

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

Prince George's County, Maryland

Sydney J. Harrison, Clerk 122045 (4-14,4-21,4-28)

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

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

SYDNEY I. HARRISON

in this Property and vesting in the Plaintiff a title, free and clear of all

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

Sydney J. Harrison, Clerk 122040 (4-14, 4-21, 4-28)

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

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

encumbrances.

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

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, 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

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

True Copy—Test: Sydney J. Harrison, Clerk 122048 (4-14,4-21,4-28)

True Copy—Test: Sydney J. Harrison, Clerk 122049 (4-14,4-21,4-28)

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

encumbrances.

True Copy—Test: Sydney J. Harrison, Clerk 122053 (4-14,4-21,4-28)

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 confirmed, 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 inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 2nd day of May, 2016. The report states the amount of

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

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

True Copy—Test: Sydney J. Harrison, Clerk

122033 (4-14,4-21,4-28)

#### NOTICE

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

> Substitute Trustees, Plaintiffs

LEGALS

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

NOTICE

PAUL C. GBENOBA MARTHA U. OCHIA 7603 Fontainebleau Drive, Unit # 2331 New Carrollton, MD 20784 Defendant(s)

vs.

#### 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 successive 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 <u>1220</u>79 (4-14,4-21,4-28)

#### NOTICE

LEGALS

VS.

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

> Substitute Trustees, Plaintiffs

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, Maryland, that the sale of the property mentioned in these proceedings and described as 3802 65th Avenue, Hyattsville, 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

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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$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 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. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus 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

#### 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 Regi-nald 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$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 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 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

#### 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, Mary-land, with an original principal balance of \$332,920.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courtbause is closed due to incloment 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 \$32,000.00 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 Hölder 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 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 f resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

122093

122213 (4-14,4-21,4-28)

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

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

## 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-17057</u>)

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

301-490-3361

LEGALS

#### 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 anoun 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 research areas group and rot water rent and all other ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-17428</u>)

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

LEGALS

#### 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 service. 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 settlewill be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-610065</u>)

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

122121

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

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

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

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

LEGALS			ALS	LEGALS	
ORDER OF PUBLICATION	said properties to be and appear in this Court by the 14th day of June, 2016, and redeem the Property, and	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	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	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
v. Plaintiff	encumbrances.	v.	Plaintiff v.	Plaintiff v.	Plaintiff v.
MICHAEL T MULDER	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland	GREATER CHURCH OF DELIVER-	SAMSON C CARNOCK	PAMELA D. CARNOCK	SOLOMON B CARNOCK
and	True Copy—Test: Sydney J. Harrison, Clerk	ANCE OF CENTRAL AVENUE A/K/A GREATER CHURCH OF DELIVERANCE OF CAPITOL	and	and	and
PRINCE GEORGE'S COUNTY	<u>122188</u> (4-21,4-28,5-5)	HEIGHTS 8927 Central Avenue	PNC BANK, N.A. SUCCESSOR-IN- INTEREST TO THE CITIZENS NA-	PNC BANK, NATIONAL ASSOCI- ATION F/K/A THE CITIZENS	PNC BANK, NATIONAL ASSOCI- ATION F/K/A THE CITIZENS
And heirs, devisees, personal repre- sentatives, and executors, adminis-	ORDER OF PUBLICATION	Capitol Heights, MD 20743-3804	TIONAL BANK, N.A. and	NATIONAL BANK and	NATIONAL BANK and
trators, grantees, assigns or successors in right, title, interest,	US BANK AS CUSTODIAN	S/O The Unknown Surviving Directors and Assigns			
and any and all persons having or claiming to have any interest in the property and premises situate in the	FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	8927 Central Avenue Capitol Heights, MD 20743-3804	MICHAEL C. BOLESTA, SUB. TRUSTEE	MICHAEL C. BOLESTA, SUB. TRUSTEE	MICHAEL D. NORD, SUB. TRUSTEE
County of Prince George's	Plaintiff	and	and	and	and
Property Address: 0 Central Ave Account Number: 18 2070662	v. WOODBURN ESTATES, LLC	PRINCE GEORGE'S COUNTY	MICHAEL D. NORD, SUB. TRUSTEE	MICHAEL D. NORD, SUB. TRUSTEE	MICHAEL C. BOLESTA, SUB. TRUSTEE
Description: Rez By Govt 10/24/00 Csc eff03 9,664.0000 Sq. Ft. Map 066 Grid D4 Par 151	and	And heirs, devisees, personal repre- sentatives, and executors, adminis- trators, grantees, assigns or	and	and	and
Assmt: \$65,200.00 Liber/Folio: 07833/463	THE COLUMBIA BANK	successors in right, title, interest, and any and all persons having or	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY
Assessed To: Mulder Michael T	and	claiming to have any interest in the property and premises situate in the	And heirs, devisees, personal repre- sentatives, and executors, adminis-	And heirs, devisees, personal repre- sentatives, and executors, adminis-	And heirs, devisees, personal repre- sentatives, and executors, adminis-
In the Circuit Court for Prince George's County, Maryland	NVR, INC.	County of Prince George's	trators, grantees, assigns or successors in right, title, interest,	trators, grantees, assigns or successors in right, title, interest,	trators, grantees, assigns or successors in right, title, interest,
Case No.: CAE 16-10172	and	Property Address: 0 Akin Ave, Capitol Heights, MD 20743	and any and all persons having or claiming to have any interest in the	and any and all persons having or claiming to have any interest in the	and any and all persons having or claiming to have any interest in the
The object of this proceeding is to secure the foreclosure of all rights of	MICHAEL G. GALLERIZZO, TRUSTEE	Account Number: 18 2065290 Description: Lots 51.52 4,000.0000	property and premises situate in the County of Prince George's	property and premises situate in the County of Prince George's	property and premises situate in the County of Prince George's
redemption in the following prop- erty in the State of Maryland, County of Prince George's, sold by	and	Sq. Ft. Capitol Heights Blk 12 Assmt: \$40,800.00 Liber/Folio: 10786/160	Property Address: 17422 Clagett Landing Rd, Upper Marlboro, MD	Property Address: 0 Clagett Land- ing Rd, Upper Marlboro, MD 20774	Property Address: 17466 Clagett Landing Rd, Upper Marlboro, MD
the Collector of Taxes for the County of Prince George's and the	MICHAEL C. BOLESTA, TRUSTEE	Assessed To: Greater Church of Dlvrnc Of Cap Hgts.	20774 Account Number: 07 3951233 Description: (set Up New Fr OM	Account Number: 07 0797845 Description: Tdt/15/41 Wdl ND/ Tree Con Eas E P&p (2.00 ac Into	20774 Account Number: 07 3951191 Description: (Set Up New Fr OM
State of Maryland to the plaintiff in this proceeding:	and		Acct 0797860 str 08) 2.2600 Acres	acct 3951126 str 40.1000 Acres Map	Acct 0797753 Str 08) 2.4400 Acres
Property Address: 0 Central Ave	MATT BECK, TRUSTEE	In the Circuit Court for Prince George's County, Maryland	Map 078 Grid A2 Par 075 Assmt: \$95,700.00	078 Grid A1 Par 001 Assmt: \$156,800.00	Map 078 Grid A2 Par 071 Assmt: \$97,000.00
Account Number: 18 2070662 Description: Rez By Govt 10/24/00 Csc eff03 9,664.0000 Sq.	and	Case No.: CAE 16-07605	Liber/Folio: 29661/374 Assessed To: Carnock Samson C	Liber/Folio: 28753/306 Assessed To: Carnock Pamela D	Liber/Folio: 29655/625 Assessed To: Carnock Soloman B
Ft. Map 066 Grid D4 Par 151	KIRK KUBISTA, TRUSTEE	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-	In the Circuit Court for	In the Circuit Court for	In the Circuit Court for
Assmt: \$65,200.00 Liber/Folio: 07833/463 Assessed To: Mulder Michael T	and	erty in the State of Maryland, County of Prince George's, sold by the Collector of Taxes for the	Prince George's County, Maryland Case No.: CAE 16-07663	Prince George's County, Maryland Case No.: CAE 16-07660	Prince George's County, Maryland Case No.: CAE 16-07661
The Complaint states, among other things, that the amounts necessary	STEVEN P. FISHMAN, TRUSTEE	County of Prince George's and the State of Maryland to the plaintiff in	The object of this proceeding is to secure the foreclosure of all rights of	The object of this proceeding is to secure the foreclosure of all rights of	The object of this proceeding is to secure the foreclosure of all rights of
for redemption have not been paid, although more than six (6) months	and	this proceeding:	redemption in the following prop- erty in the State of Maryland,	redemption in the following prop- erty in the State of Maryland,	redemption in the following prop- erty in the State of Maryland,
from the date of sale has expired. It is thereupon this 11th day of	PRINCE GEORGE'S COUNTY	Property Address: 0 Akin Ave, Capitol Heights, MD 20743	County of Prince George's, sold by the Collector of Taxes for the	County of Prince George's, sold by the Collector of Taxes for the	County of Prince George's, sold by the Collector of Taxes for the
April, 2016, by the Circuit Court for Prince George's County; ORDERED, that notice be given by	And heirs, devisees, personal repre- sentatives, and executors, adminis-	Account Number: 18 2065290 Description: Lots 51.52 4,000.0000 Sq. Ft. Capitol Heights Blk 12	County of Prince George's and the State of Maryland to the plaintiff in this proceeding:	County of Prince George's and the State of Maryland to the plaintiff in this proceeding:	County of Prince George's and the State of Maryland to the plaintiff in this proceeding:
the insertion of a copy of this Order	trators, grantees, assigns or successors in right, title, interest,	Assmt: \$40,800.00	Property Address: 17422 Clagett	Property Address: 0 Clagett Land-	Property Address: 17466 Clagett
in the Prince George's Post, a news- paper having general circulation in Prince George's County, once a	and any and all persons having or claiming to have any interest in the	Liber/Folio: 10786/160 Assessed To: Greater Church of Dlvrnc Of Cap Hgts.	Landing Rd, Upper Marlboro, MD 20774	ing Rd, Upper Marlboro, MD 20774 Account Number: 07 0797845	Landing Rd, Upper Marlboro, MD 20774
week for three successive weeks on or before the 6th day of May, 2016, warning all persons interested in the	property and premises situate in the County of Prince George's	The Complaint states, among other	Account Number: 07 3951233 Description: (set Up New Fr OM	Description: Tdt/15/41 Wdl ND/ Tree Con Eas E P&p (2.00 ac Into	Account Number: 07 3951191 Description: (Set Up New Fr OM
warning all persons interested in the said properties to be and appear in this Court by the 14th day of June,	Property Address: 0 Mary Beth	things, that the amounts necessary for redemption have not been paid,	Acct 0797860 str 08) 2.2600 Acres Map 078 Grid A2 Par 075	acct 3951126 str 40.1000 Acres Map 078 Grid A1 Par 001	Acct 0797753 Str 08) 2.4400 Acres Map 078 Grid A2 Par 071
2016, and redeem the Property, and	Blvd., Account Number: 09 3827748	although more than six (6) months from the date of sale has expired.	Assmt: \$95,700.00	Assmt: \$156,800.00	Assmt: \$97,000.00 Liber/Folio: 29655/625
answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption	Description: Parcel A 116,249.0000 Sq. Ft. Woodburn Estates- Blk A	It is thereupon this 18th day of April, 2016, by the Circuit Court for	Liber/Folio: 29661/374 Assessed To: Carnock Samson C	Liber/Folio: 28753/306 Assessed To: Carnock Pamela D	Assessed To: Carnock Soloman B
in this Property and vesting in the Plaintiff a title, free and clear of all	Assmt: \$11,600.00 Liber/Folio: 21528/117	Prince George's County; ORDERED, that notice be given by	The Complaint states, among other things, that the amounts necessary	The Complaint states, among other things, that the amounts necessary	The Complaint states, among other things, that the amounts necessary
encumbrances.	Assessed To: Woodburn Estates	the insertion of a copy of this Order	for redemption have not been paid,	for redemption have not been paid,	for redemption have not been paid,

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

#### True Copy—Test:

LLC

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

Sydney J. Harrison, Clerk 122196 (4-21,4-28,5-5)

#### **ORDER OF PUBLICATION**

Plaintiff

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

PAUL P. SHEPHERD

and

v.

#### 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 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: 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

#### Case No.: CAE 16-10444

Assessed To: Woodburn Estates

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 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 The Complant 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

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 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 objec-tion 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)

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.

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 13th day of May, 2016,

warning all persons interested in the

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)



#### 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

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

# 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 cla of the present process. that the sale of the property men-tioned 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 be-fore 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)

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 Mar 2016 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.

for redemption have not been paid,

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)

encumbrances.

122189

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

although more than six (6) months from the date of sale has expired.

April, 2016, by the Circuit Court for Prince George's County;

ORDERED, that notice

It is thereupon this 11th day of

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

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

for redemption have not been paid, although more than six (6) months

It is thereupon this 11th day of April, 2016, by the Circuit Court for Prince George's County;

from the date of sale has expired.

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

True Copy—Test: Sydney J. Harrison, Clerk <u>122190</u> (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, Tele-phone (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. 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)

# 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

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 men-tioned 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 be-

fore 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 Cedar-wood 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)

10502 Cedarwood Ln

#### AND Gerard J. Dupree

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

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 service. If payment of the balance does not occur

within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-

ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan

district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to cover your goal and marketable title, the nurchaser's cale remedy

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

LEGALS

McCabe, Weisberg & Conway, LLC

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

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

#### 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 function 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 Subcitivito Tructors, if the property is purchased by an online other than the other the other the other the other the other the other the othe the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 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, 5-12)

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

<u>1222</u>34

dwelling.

**LEGALS** 

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

**LEGALS** 

#### LEGALS

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

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

(301) 961-6555

# purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-39983</u>) 122262 (4-28, 5-5, 5-12)

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

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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42920)

#### 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

#### TITUTE 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 affect-ing 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. 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 agreesed by any government. recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest.

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

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

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

<u>122221</u>

(4-28,5-5,5-12) <u>122222</u>



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

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

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

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

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

> CALL 301.627.0900

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

<u>122223</u>

email bboice@pgpost.com

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

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

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

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

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

Subscription price is \$15 a year.

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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 v.	v.	v. Plaintiff	v. Plaintiff	Plaintiff v.	Plaintiff v.
CARSON F WHITAKER	THE ESTATE , PERSONAL REPRE-	PHILLLIPS J CARNOCK	MICHAEL A CARNOCK JR	SYDNEY H CARNOCK	PAMELA D. CARNOCK
and	SENTATIVES AND KNOWN AND UNKNOWN HEIRS AND AS-	and	and	and	and
MIDCOUNTRY BANK F/K/A FIRST FEDERAL FSB	SIGNS OF ESTHER JEFFERSON and	PNC BANK, N.A. F/K/A THE CIT- IZENS NATIONAL BANK, N.A.	PNC BANK, NATIONAL ASSOCI- ATION, F/K/A THE CITIZENS NATIONAL BANK	PNC BANK, N.A. SUCCESSOR-IN- INTEREST TO THE CITIZENS NA- TIONAL BANK, N.A.	PNC BANK, NATIONAL ASSOCI- ATION F/K/A THE CITIZENS NATIONAL BANK
and	PRINCE GEORGE'S COUNTY	and	and	and	and
MORTGAGE ELECTRONIC	And heirs, devisees, personal repre- sentatives, and executors, adminis- trators, grantees, assigns or	MICHAEL C. BOLESTA, SUB. TRUSTEE GEBHARDT & SMITH LLP	MICHAEL D. NORD, SUB. TRUSTEE	MICHAEL D. NORD, SUB. TRUSTEE	MICHAEL C. BOLESTA, SUB. TRUSTEE
REGISTRATION SYSTEMS, INC.	successors in right, title, interest, and any and all persons having or	and	and	and	and
AND	claiming to have any interest in the property and premises situate in the County of Prince George's	MICHAEL D. NORD, SUB. TRUSTEE	MICHAEL C. BOLESTA, SUB. TRUSTEE	MICHAEL C. BOLESTA, SUB. TRUSTEE	MICHAEL D. NORD, SUB. TRUSTEE
CLASSIC SETTLEMENTS, INC., TRUSTEE	Property Address: 6219 L St., Capi-	and	and	and	and
and	tol Heights, MD 20743 Account Number: 18 2047702	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY
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	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	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	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	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	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
claiming to have any interest in the property and premises situate in the County of Prince George's	In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-10199	Property Address: 0 Clagett Land- ing Rd, Upper Marlboro, MD 20774 Account Number: 07 0797860	Property Address: 17424 Clagett Landing Rd, Upper Marlboro, MD 20774	Property Address: 17416 Clagett Landing Rd., Upper Marlboro, MD 20774	Property Address: 17408 Clagett Landing Rd, Upper Marlboro, MD 20774
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	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	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	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.	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.	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
In the Circuit Court for Prince George's County, Maryland	this proceeding:	In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-07664	In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-07665	In the Circuit Court for Prince George's County, Maryland Case No : CAE 16-07666	In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-07662
<b>Case No.: CAE 16-07648</b> 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	Property Address: 6219 L St., Capi- tol 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	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:	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:	Case No.: CAE 16-07666 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:	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:
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 The Complaint states, among other things that the amounts necessary	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	Property Address: 0 Clagett Land- ing 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		The Complaint states, among other things, that the amounts necessary for redemption have not been paid,	The Complaint states, among other things, that the amounts necessary for redemption have not been paid,	The Complaint states, among other things, that the amounts necessary for redemption have not been paid,	The Complaint states, among ot things, that the amounts necess for redemption have not been p

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

Prince George's County, once a for redemption have not been paid, although more than six (6) months week for three successive weeks on or before the 6th day of May, 2016, from the date of sale has expired. It is thereupon this 11th day of April, 2016, by the Circuit Court for nce Georg 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 indement will be rendered 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

things, that the amounts necessa 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 ounty 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.

from the date of sale has expired. It is thereupon this 11th day of April, 2016, by the Circuit Court for

although more than six (6) months

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 ince Georg Joun

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 <u>122186</u> (4-21,4-28,5-5) 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

122197 (4-21,4-28,5-5)



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

True Copy—Test: Sydney J. Harrison, Clerk 122193 (4-21,4-28,5-5) SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland

True Copy-Test: Sydney J. Harrison, Clerk 122194 (4-21,4-28,5-5)

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

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 <u>122191</u> (4-21,4-28,5-5)

# 122195 (4-21,4-28,5-5) The Prince George's Post Newspaper Call 301 - 627 - 0900or Fax 301 - 627 - 6260

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 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 9:00 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 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 sale. The purchaser shall be responsible for the payment of the ground refit escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-601391</u>)

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

122007

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

122008

#### 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 ad-dress 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 overt settle. 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 public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all outline met charges chall be home with a much home the provides of the Substitute Tructors settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-614826</u>)

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

(4-14,4-21,4-28) 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** 6316 DANNER DRIVE

**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

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

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

**LEGALS** 

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 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$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 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. 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

122085

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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$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 ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and 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

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

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 purhaser 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 Frustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and 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

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

(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**

#### 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners cretion, for \$57,000.00 at the time of sale. If the noteholder and / or servicer district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-36408)

#### **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 discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer 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 property will be rosold 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 ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 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

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

#### **LEGALS**

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

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

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

122011

122258

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

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

**LEGALS** 

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

602 EVENING STAR PLACE

#### LEGALS

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

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

#### 5408 SAINT BARNABAS ROAD OXON HILL, MARYLAND 20745

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

#### MAY 3, 2016 AT 9:05 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. 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 recomp. Tayon deposit with the settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-41932)

#### **LEGALS**

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

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

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 Taurean 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 conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, and Christianna Kersey, Substitute Trustees

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

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 conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and / or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs 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 expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

> (4-14,4-21,4-28) 122212

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 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purhase 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 ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the oan 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, 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

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

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

122087

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

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

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

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

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

Mid-Atlantic Auctioneers, LLC

#### LEGALS

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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

#### LEGALS

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 valves personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

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



(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. Condominum fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk o

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

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

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

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(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 taxes. Purchaser shall be responsible for the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for othe date of sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Purchaser shall be resp

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 assessments payable 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. Purchaser shall be responsible for othe dues of sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Purchaser shall be responsible for othe and/or no effect, and the purchaser shall be responsible for bustitute Trustees. Purchaser shall be responsible for busting physical possession of the property. The purchaser at the foreclosure sale shall ass

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

<u>122124</u>

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

LEGALS

#### 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.

#### 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 is sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and on on effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be recelosure sale shall assume the risk of loss f

#### 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

dwelling.

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

#### LEGALS

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

122261

#### 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

#### 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 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. Purchaser shall be responsible for the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for othe abstitute Trustees. Purchaser shall be responsible for othe adapter to the service. Purchaser shall be responsible for beam and of no effect, and the purchaser shall be responsible for balances service the purchaser. Purchaser shall be responsible for balances service. Purchaser shall be responsible for balanceserser of the purchaser. Purchase

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

(4-28, 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

#### 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 Yunmbam, 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

#### 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 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. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for othe and of no effect, and the purchaser shall be responsible for betaging physical possession of the property. The purchas

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 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 upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for othe dustitute Trustees. Purchaser shall be responsible for othe add of no effect, and the purchaser shall be responsible for basistitute Trustees. Purchaser shall be responsible for othe and of no effect, and the purchaser shall be responsible for othe and of no effect, and the purchaser shall be responsible for othe and of no effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-600364</u>)

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

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

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

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

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

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

122235

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

122259

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

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

# Your Newspaper of Legal Record

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 Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

#### 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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

#### 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 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, 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

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

#### 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 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. Purchaser shall be responsible for othe date of no effect, and the purchaser shall be responsible for be added to no effect, and the purchaser shall be responsible for be added to no effect, and the purchaser shall be responsible for be added to no effect, and the purchaser shall be responsible for be added ton sole remedy in law or equity shall be limited to the refun

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

LEGALS

#### 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 GEORG'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 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 ere 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 property. The purchaser at the foreclosure sale shall be void and of no effect, and the purchaser shall be responsible for othat no effect, and the purchaser shall be responsible for balances. Purchaser shall be responsible for balances for the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #

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

LEGALS

#### 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 orne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the purchaser shall be responsible for obtaining physical possession of the property.

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

122140

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#### SALE **Surplus Real Estate Prince George's County**

Prince George's County, Maryland, is offering the following surplus properties 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.

- Tax account number 01-0028209; Lot 56, Block A, 4311 Ammendale 1. Road, Beltsville, MD; 10,622 sq. ft.; fair market value is \$170,000.00. (Resolution No. CR-56-2015 Map 1-F)
- Tax account number 01-0046482; Lot 55, Block A, 4309 Ammendale 2. Road, Beltsville, MD; 10,119 sq. ft.; fair market value is \$180,000.00. (Resolution No. CR-56-2015 Map 1-G)
- Tax account number 16-1825694; Lot 50, 4016 Crittenden Street, Hy-3. attsville, MD; 9,182 sq. ft.; fair market value is \$12,500.00. (Resolution No. CR-56-2015 Map 2-A)
- Tax account number 17-1883446; Parcel I, Block B, 18th Avenue, Hy-4. attsville, MD; 11,176 sq. ft.; fair market value is \$16,000.00. (Resolution No. CR-56-2015 Map 2-B)
- Tax account number 19-2157766; Lots 90-93, Block 10A, 57th Avenue, 5. Riverdale, MD; 10,097 sq. ft.; fair market value is \$65,600.00. (Resolution No. CR-56-2015 Map 3-A)
- Tax account number 20-2173755; Lots 35 and 36, 37, Block D, Midra 6. 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)
- Tax account number 07-0799262; Block C, Parcel F, 16100 Branch Court, Upper Marlboro, MD; 2.71 acres; fair market value is \$130,000.00. (Resolution No. CR-56-2015 Map 4-A)
- Tax account number 07-0798546; Lot 2, Block C, 800 Prince George's 9. 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)

#### 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)
- Tax account number 18-2059863; Lot 22 (Lot 23 2000 sq. ft. to #3247244 34. 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)
- Tax account number 18-2034460; Lots 24 and 25, Block 13 Bayou Avenue, 36. 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)
- Tax account number 18-2105484; Lots 59-62, Block 35, Nova Avenue, 38. 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)
- Tax account number 18-2080570; Lot 1, Block 48, 5213 Doppler Street, 40. 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)
- Tax account number 06-0607879; Lot 14, Block E, 1903 Houston Street, 43. Suitland, MD; 6806 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 7-T)
- Tax account number 18-2015485; Lots 12-14, Block 43, Rally Ave., Capitol 44. Heights, MD; 6000 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 7-U)
- Tax account number 06-0550012; Lots 23-24, Block 42, Torque Street, Capitol Heights; MD; 4000 sq. ft.; fair market value is \$20,000.00. (Resolution No. CR-56-2015 Map 7-V)
- 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)

#### LEGALS

- 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)
- Tax account number 05-0374926; Lot 3, Block G, 12709 Glynis Road, 65. Clinton, MD; 10,000 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 9-E)
- Tax account number 05-0374918; Lot 2, Block G, 12707 Glynis Road, Clin-66. ton, MD; 10,625 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 9-F)
- Tax account number 05-0338848; Lot 2, Block C, 14912 Gardner Road, 67. Waldorf, MD; 32,920 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 9-G)
- Tax account number 11-1136753; 14133 Brandywine Road, Brandywine, 68. MD; 6,011 sq. ft.; fair market value is \$30,000. (Resolution No. CR-56-2015 Map 9-H)
- Tax account number 03-0215129; Parcel 158, 14518 Elm Street, Upper 69. 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/d efault.aspx

(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

NOTICE

Theresa A. Higgs 5810 Justina Drive

122037

Lanham, MD 20706

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-04775

Defendant

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 men-tioned 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

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

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 men-tioned 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

- 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)
- Tax account number 18-2116382; Lot 519 & Pt. Lot 520 EX 18 SQ Ft, 5712 18. 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)
- Tax account number 06-0469254; Block C, Outlot A, Ode Road, District 20. 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)
- Tax account number 06-0556175; Outlot East of Block A, Asheville Road, 22. District Heights, MD, 7,110 sq. ft.; fair market value is \$46,200.00. (Resolution No. CR-56-2016 Map 6-C)
- Tax account number 07-0797928; Parcel 42, Claggett Landing Road, 23. 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)

- 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)
- Tax account number 18-2011526; Lots 16-18, Block 40, Ute Way, Capitol 49. 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)
- Tax account number 18-2019040; Lots 2-3, Block 44, Nova Ave., Capitol 55. Heights, MD; 4,600 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 7-FF)
- Tax account number 06-0486720; Lots 87-88, Block 3, Quarter Ave., Capi-56. tol Heights, MD; 4000 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 7-GG)
- Tax account number 06-589416; 06-0589473; 06-0589457; 06-0589465; Lots 57. 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)
- Tax account number 06-0589283; 06-0589366; 06-0589176; 06-0589168; 06-59. 0589275; 06-0589028; 06-0589143; Lots 1-5, 6-8, 9-12, 13-14, 15-17, 18-21, 22-24; Block 16, Tenney Street, Capitol Heights, MD; 41,088 sq. ft.; fair market value is \$600.00 for each listed tax account. (Resolution No. CR-56-2015 Map 7-JJ)
- Tax account number 05-0355735; Lot 29, 10903 McKay Road, Fort Wash-60. ington, 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)

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

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 object tion 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)

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

vs.

Substitute Trustees, Plaintiffs

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 RATI-FIED 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)



#### 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

(410) 825-2900 www.inid-adanticaucioneers.com

#### 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

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 inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

#### 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 f 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 Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, 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

<u>122092</u>

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

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

<u>12209</u>1

# THE PRINCE GEORGE'S POST To Subscribe -- Call 301-627-0900 Fax 301-627-6260 email bboice@pgpost.com

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. 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 such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of 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

<u>122131</u> (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

#### 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 dis-cretion, 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 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 escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-42050</u>)

#### LEGALS

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

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

#### 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 ad-dress 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 dis-cretion, 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. 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 research areas and all other will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purpurchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-610387</u>)

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

122129

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

#### LEGALS

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

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

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

122127

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

**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.

#### 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 Marable, 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 ad-dress 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 Succestric the runchased have an article at the rate of the sale by the Circuit court for PRINCE GEORGE'S COUNTY, Maryland. the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other when the others and associate payable on an annual basis, to the oxtent 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 sector, 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 unrefunction and the purchaser and the sale shall be void and of no effect. But purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 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) <u>122120</u>

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 subdivi-sion 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 affect-ing the same, if any, and with no warranty of any kind.

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

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

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

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

(4-21,4-28,5-5) 122006

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

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

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

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

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

**Proudly Serving Prince George's County Since 1932** 

**LEGALS** 

#### **ORDER OF PUBLICATION**

**ORDER OF PUBLICATION** 

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

WILLIAM L. DEJONG

PRINCE GEORGE'S COUNTY

County of Prince George's

Account Number: 03 0249276

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 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

Property Address: 3100 Crain Hwy

36,865.0000 Sq.Ft. & Imps. Bowling

Assessed To: Dejong William 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 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

Account Number: 03 0249276

aka 3100 SE Crain Hwy

Description: Pt of Lot 3

Liber/Folio: 23957/228

Assmt: \$551,300.00

Heights

Lorie Carr

this proceeding:

Heights

Lorie Carr

aka 3100 SE Crain Hwy

Description: Pt of Lot 3

Liber/Folio: 23957/228

Assmt: \$551,300.00

and

and

LORIE CARR

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

Property Address: 3100 Crain Hwy Property Address: 365 Main St., Laurel, MD 20707 Account Number: 10 1083625 Description: N. Side Main St., 36,865.0000 Sq.Ft. & Imps. Bowling 2,400.0000 Sq. Ft. & Imps. Laurel Lot 17, Blk 39 Assmt: \$398,200.00 Liber/Folio: 5959/844 Assessed To: Dejong William L & 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 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: 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 incertion of a conv of this Order 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.

#### **ORDER OF PUBLICATION**

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

Plaintiff 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 Št, Čapitol 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

35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
v. Plaintiff
GEORGE HAWKINS

**ORDER OF PUBLICATION** 

US BANK AS CUSTODIAN

FOR PTL PARTNERS, LLC

GEORGE HAWKINS	TOMMY DUNHAM
and	and
THE STATE OF MARYLAND	BERTHA J.S. DUNHAM
and	and
PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, adminisgrantees, 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

#### Prince George's County, Maryland Case No.: CAE 16-07434

this proceeding:

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

foreclosing all rights of redemption this P ert vesting

#### **ORDER OF PUBLICATION**

US BANK AS CUSTODIAN

FOR PTL PARTNERS, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

And heirs, devisees, personal repre-

sentatives, and executors, adminis-

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

Property Address: 5000 WOOD-LAND BLVD

Account Number: 12 1304815 Description: 25,000.0000 Sq.Ft.

Assessed To: Dunham Tommy &

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 prop-

etty 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.

Assessed To: Dunham Tommy &

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

Barnaby Manor Oaks Lot 51

County of Prince George's

Barnaby Manor Oaks Lot 51

Assmt: \$62,100.00

this proceeding:

Assmt: \$62,100.00

Bertha I S

Liber/Folio: 6216/658

Bertha I S

Liber/Folio: 6216/658

assigns or

trators, grantees,

Plaintiff

NATHAN T. TATE and SWAYNE J.Y. POWERS and

US BANK AS CUSTODIAN

35 Fulford Avenue, Suite 203

FOR PTL PARTNERS, LLC

Bel Air, Maryland 21014

**ORDER OF PUBLICATION** 

Plaintiff

MICHAEL L. DAVIS

and

**LEGALS** 

#### 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

# trators,

172 Grid F2 Par 037 Assmt: \$97.200.00 Liber/Folio: 8364/050 Assessed To: Hawkins, George

In the Circuit Court for

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 State of Maryland to the plaintiff in

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

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)

NOTICE

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 prop-erty at 8012 Gibbs Way, Landover, Maryland 20785 mentioned in these

proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substi-

tute Trustees, be ratified and con-

firmed, unless cause to the contrary thereof be shown on or before the 6th day of May, 2016 next, provided

Clerk of the Circuit Court Prince George's County, MD

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

True Copy—Test: Sydney J. Harrison, Clerk

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

Shaunese Stacie Davis and

Substitute Trustees

VS.

Sean A Coleman

May, 2016, next.

122074

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)

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) 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)

NOTICE

Dwayne Henderson aka Dwayne

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 prop-

erty at 9904 Stall Avenue, Lanham,

Maryland 20706 mentioned in these proceedings, made and reported by

Laura H.G. O'Sullivan, et al., Substi-

tute Trustees, be ratified and con-firmed, 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

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

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

May, 2016, next.

True Copy—Test:

122102

Sydney J. Harrison, Clerk

Plaintiffs

Defendant

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

Substitute Trustees

vs.

C. Henderson

n this Pr nd vesting 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)

**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 men-tioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of May, 2016 next, provided a copy of this notice be inserted in some newspaper pub lished in said County once in each of three successive weeks before the 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

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

Prince George's County, MD True Copy-Test: Sydney J. Harrison, Clerk

122103

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)

#### NOTICE

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

Monica Taylor

vs.

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 prop-erty at 5415 Stoney Meadows Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan of all Substitute 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)



#### NOTICE

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

**Everett Ricks** 

**LEGALS** 

Plaintiffs

Defendants

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

Defendant

#### 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 men-tioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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

The report states the amount of sale to be \$174,824.00.

NOTICE Laura H.G. O'Sullivan, et al.

Substitute Trustees Plaintiffs VS.

**LEGALS** 

Estate of Anthony J Thomas Defendant

IN THE CIRCUIT COURT FOR

by the Circuit Court of ICE GEORGE'S COUNTY, 2016 PRINCÉ 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'Sul-livan, 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

# PRINCE GEORGE'S COUNTY, MARYLAND **CIVIL NO. CAEF 15-35132**

ORDERED, this 7th day of April,

True Copy—Test: Sydney J. Harrison, Clerk

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>122100</u> (4-14,4-21,4-28) 122101 (4-14,4-21,4-28)

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 9th day of May, 2016, next. The report states the amount of sale to be \$270,900.00. SYDNEY J. HARRISON

#### LEGALS

and

and

Plaintiff

JAMES G. PRINCE,

MARK J. DANEKER,

SUBSITUTE TRUSTEE

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 claim-

ing to have any interest in the prop-

erty and premises situate in the

Property Address: 3601 Brinkley Rd,

County of Prince George's

SUBSTITUTE TRUSTEE

#### ORDER OF PUBLICATION

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

v.

#### DELANTE LAMONT WORTHY

and

DENNIS WORTHY, SR.

and

#### J. FREDERICK GARNER, TRUSTEE

and

#### THE STATE OF MARYLAND

and

#### PRINCE GEORGE'S COUNTY

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

Property Address: 0 Accokeek Rd, Waldorf, MD 20601 Account Number: 05 3971421 Description: All of Par 123 (2.83ac Fr 0 412312 Str 09) 2.8300 Acres Map 153 Grid B3 Par 123 Assmt: \$86,500.00 Liber/Folio: 30096/067 Assessed To: Worthy, Delante L.

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-04468

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

Property Address: 0 Accokeek Rd, Waldorf, MD 20601 Account Number: 05 3971421 Description: All of Par 123 (2.83ac Fr 0 412312 Str 09) 2.8300 Acres Map 153 Grid B3 Par 123 Assmt: \$86,500.00 Liber/Folio: 30096/067 Assessed To: Worthy, Delante L.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 4th day of April, 2016, by the Circuit Court for

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three successive weeks on or before the 29th day of April, 2016, warning all persons interested in the

#### Temple Hills, MD 20748 Account Number: 12 1369099 Description: (corr in val 06) 15.0100 Acres & Imps. Map 097 Grid B4 Par 139 Assmt: \$831,367.00 Liber/Folio: 13661/239 Assessed To: Zilla Driving Range LLC

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-07435

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

Property Address: 3601 Brinkley Rd, Temple Hills, MD 20748 Account Number: 12 1369099 Description: (corr in val 06) 15.0100 Acres & Imps. Map 097 Grid B4 Par 139

Assmt: \$831,367.00 Liber/Folio: 13661/239 Assessed To: Zilla Driving Range LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 4th day of April, 2016, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-paper having general circulation in Prince George's County, once a week for three successive weeks on or be-fore the 20th day of April 2016 fore 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

#### LEGALS

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

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

foreclosing all rights of redemption

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

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

122041

**ORDER OF PUBLICATION** 

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

Plaintiff

#### SILVER FARM, 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 PISCÁTAWAY RD Account Number: 05 4007126 Description: Outlot A 1.1100 Acres. Silver Farm Assmt: \$16,600.00 Liber/Folio: 18862/079 Assessed To: Silver Farm LLC

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-10442

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 PISCATAWAY RD Account Number: 05 4007126 Description: Outlot A 1.1100 Acres. Silver arm Assmt: \$16,600.00 Liber/Folio: 18862/079 Assessed To: Silver Farm LLC

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

Plaintiff

JEANENE C. TURNEY

EDGAR W. TURNEY

and

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. Larbright Manor Assmt: \$22,700.00 Liber/Folio: 5360/710 Assessed To: Springman Fague K. & Constance Etal

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-04472

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

Property Address: 8505 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. Larbright 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

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

**ORDER OF PUBLICATION** 

Plaintiff

CEDAR INVESTMENTS LC AKA CEDAR INVESTMENTS LLC 611 Live Oak Drive Mclean, VA 22101-1562

and

#### PRINCE GEORGE'S COUNTY

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

Property Address: 0 Cedar Ave Account Number: 05 0278804 Description: 36,523.0000 Sq. Ft. Piscataway Bay Lot 5 Assmt: \$19,500.00 Liber/Folio: 11142/063 Assessed To: Cedar Investments Lc aka Cedar Investments LLC

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-07520

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following propetty 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 BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

Plaintiff

CEDAR INVESTMENTS LC AKA CEDAR INVESTMENTS LLC 611 Live Oak Drive Mclean, VA 22101-1562

**ORDER OF PUBLICATION** 

and

v.

#### 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 0278838 Description: 30,072.0000 Sq. Ft. Piscataway Bay Lot 8 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 16-07522

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following propetty 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 0278838 Description: 30,072.0000 Sq. Ft. Piscataway Bay Lot 8 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 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

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

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 (4-14,4-21,4-28) 122044

#### **ORDER OF PUBLICATION**

Plaintiff

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

ZILLA DRIVING RANGE LLC

and

JOSEPH CHOI

and

v.

CECILIA CHOI

and

BARBARA J. FRIED, SUBSTITUTE TRUSTEE

and

JEFFREY C. CONSTANTZ, 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

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk 122052 (4-14,4-21,4-28)
ORDER OF PUBLICATION
BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
v. Plaintiff
BARRY J. POSTELL
and
ANTHONETTE E. POSTELL
and
MELVIN L. SCHNEIDER, TRUSTEE
and
W & L ENTERPRISES, LLC
and
PRINCE GEORGE'S COUNTY
And heirs, devisees, personal 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: 14401 South Springfield Rd Account Number: 11 1138478 Description: 2.000 Acres Map 143 Grid F4 Par 033 Assmt: \$81,200.00 Liber/Folio: 25720/001 Assessed To: Postell Barry J. & An- thonette E.
In the Circuit Court for Prince George's County, Maryland Case No.: CAE 16-04464
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-

ts of redemption in the following propcounty 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: this proceeding: Property Address: 14401 South Springfield Rd Account Number: 11 1138478 Description: 2.000 Acres Map 143 Grid F4 Par 033 Assmt: \$81,200.00

Liber/Folio: 25720/001 Assessed To: Postell Barry J. & Anthonette E. The Complaint states, among other things, that the amounts necessary

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 122248 (4-28, 5-5, 5-12)

#### **ZONING HEARINGS**

ZONING HEARINGS ON THE FOLLOWING APPLICATIONS WILL BE HELD BY THE ZONING HEARING EXAMINER ON

WED., JUNE 8, 2016

#### ROOM 2190, 2ND FLOOR

COUNTY ADMINISTRATION BUILDING

UPPER MARLBORO, MD.

AT 9:30 A.M.

#### VALIDATION OF PERMIT IS-SUED IN ERROR:

#### **BLADENSBURG (2) ELECTION** DISTRICT:

No. ERR-256 -- Application of El Quentzal 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) answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 122047 (4-14,4-21,4-28)



#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN J ENGLISH

Notice is given that William L Eng-lish, 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 ob-tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

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

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

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

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

#### 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)

122117

True Copy—Test: Sydney J. Harrison, Clerk 122062 (4-14,4-21,4-28)

True Copy—Test: Sydney J. Harrison, Clerk 122064 (4-14,4-21,4-28)

encumbrances.

**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

#### 5013 HIL MAR DR. DISTRICT HEIGHTS, MD 20747

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 the prof. The Structure will call a tarchlic audient at the Circuit Court for 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 11:05 AM

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

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

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

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

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

# pre nis-

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

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

#### 1204 GOLF COURSE DRIVE BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Craig Holmes and Robin Holmes, dated July 14, 2005, and recorded in Liber 23031 at folio 231 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 9:12 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 \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 dufalting purchaser. There will be a balance to interest due from the purchaser in the overt settle. will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and 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 escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-43141</u>)

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

122130

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

122132

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

LEGALS

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

#### 7100 FRIENDSHIP ROAD CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Debra A. Hayes, dated July 19, 2006, and recorded in Liber 25804 at folio 144 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 9:11 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 \$44,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all cottlement charges shall be berne by the purchaser fit the Substitute Trustop settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2009-01010)

# LEGALS

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

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

## 2700 WOOD HOLLOW PLACE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Je-neen C Smith-Spencer, dated June 27, 2007, and recorded in Liber 28705 at folio 679 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 9:14 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be a batternet of interest due from the purchaser in the own some service of 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 payment of interest due from the purchaser. will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-28403</u>)

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

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

122134

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

#### **LEGALS**

#### **LEGALS**

#### **LEGALS**

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

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

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

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

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

#### 7403 MORRISON DRIVE GREENBELT, MARYLAND 20770

By virtue of the power and authority contained in a Deed of Trust from Bynia Reed, dated August 17, 2005, and recorded in Liber 23481 at folio 001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

#### MAY 10, 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 \$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 settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-09098)

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

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

#### 13714 HOTOMTOT DRIVE UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from By virtue of the power and authority contained in a Deed of Trust from Deanine R Luckett and Paul Luckett, dated August 5, 2010, and recorded in Liber 31952 at folio 419 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

#### MAY 10, 2016

#### AT 9:16 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% 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 Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-32710)

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

#### 6005 MUSTANG PLACE RIVERDALE, MARYLAND 20737

By virtue of the power and authority contained in a Deed of Trust from By virtue of the power and authority contained in a Deed of Irust from Donald Leroy Fick, dated April 6, 2006, and recorded in Liber 25159 at folio 496 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

#### MAY 10, 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 \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Subctitute Tructees if the property is purchased by an entity other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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. Condominum 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 # 14-606812)

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

122135 (4-21,4-28,5-5)	122136	(4-21,4-28,5-5) 122138	(4-21,4-28,5-5)
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POST		email bboice@pgpost.com	We accept Visa and MC

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

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

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

905 EASTERN AVE. CAPITOL HEIGHTS A/R/T/A FAIRMOUNT HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 13, 2012 and recorded in Liber 33384, Folio 89 among the Land Records of Prince George's Co., MD, with an original principal balance of \$151,070.00 and an original interest rate of 3.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### MAY 3, 2016 AT 11:05 AM

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

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

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

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

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

122003

**LEGALS** 

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

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

# 3227 PRINCE RANIER PL. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated May 14, 2007 and recorded in Liber 27957, Folio 205 among the Land Records of Prince George's Co., MD, with an original principal balance of \$286,732.00 and an original interest rate of 6.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### MAY 3, 2016 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property we call defaulted purchaser. If Sub Trustees are upable to convey either in by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

COHN, GOLDBERG & DEUTSCH, LLC

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11412 GLENN DALE RIDGE ROAD

GLENN DALE, MD 20769

<u>122005</u>

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

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

<u>122118</u>

LEGALS

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

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

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

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

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

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

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

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



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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY** 2710 OCALA AVENUE

Under a power of sale contained in a certain Deed of Trust from Ben-nie Dancy, Jr., dated May 16, 2003 and recorded in Liber 19951, Folio 156 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$113,685.00, and an original inter-est rate of 5.375%, default having occurred under the terms thereof, the Schottche Trustere will sell at which existing at 14725 Main St. Lenger 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 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 date of foreclosure for 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 expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the 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

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Under a power of sale contained in a certain Deed of Trust from Peter Chika Iloanya and Felicia I. Nweze, dated July 27, 2007 and recorded in Liber 28469, Folio 477, and re-recorded at Liber 29174, Folio 144 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$624,050.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$76,000.00 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 designed and new interest on the unnext and purchase protect designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and / or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or rist designee. Cost of all documenpurchaser 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. Pur-chaser assumes the risk of loss or damage to the property from the date of sale forward.

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Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, and Christianna Kersey, Substitute Trustees

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