

LEGALS

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from LEERESA RICHARDS to Wyndham Vacation Resorts, Inc., dated July 10, 2013, and recorded September 16, 2013, in Liber 35215 at folio 00105 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated November 19, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County court-house complex, 14735 Main Street, Upper Marlboro, Maryland, on

JULY 20, 2016  
AT 11:00A.M.

One 64,000 /2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 64,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

123144 (6-30,7-7,7-14)

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 **August 12, 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 **August 12, 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: All properties are sold as is.**

1. Tax account number 17-1883446; Parcel I, Block B, 18th Avenue, Hyattsville, MD; 11,176 sq. ft.; fair market value is \$16,000.00. (Resolution No. CR-56-2015 Map 2-B)
2. Tax account number 19-2157766; Lots 90-93, Block 10A, 57th Avenue, Riverdale, MD; 10,097 sq. ft.; fair market value is \$65,600.00. (Resolution No. CR-56-2015 Map 3-A)
3. Tax account number 20-2173755; Lots 35 and 36, 37, Block D, Midra Drive, Lanham, MD; 6,000 sq. ft.; fair market value is \$24,900.00. (Resolution No. CR-56-2015 Map 3-B)
4. Part of Block A & B, Map 43, Grid E4, Plat Book WWW16 at Plat 78; 7,578 sq. ft.; fair market value is \$37,500. (Resolution No. CR-56-2015 Map 3-C)
5. 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)

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6. Tax account number 07-0798546; Lot 2, Block C, 800 Prince George’s Boulevard, Upper Marlboro, MD; 4.69 acres; fair market value is \$410,000.00. (Resolution No. CR-56-2015 Map 4-B)
7. Tax account number 07-0799080; Lot 5, Block D, 1201 Prince George’s Boulevard, Upper Marlboro, MD; 10.61 acres; fair market value is \$510,000.00. (Resolution No. CR-56-2015 Map 4-E)
8. 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)
9. 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)
10. 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)
11. 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)
12. Tax account number 18-2116382; Lot 519 & Pt. Lot 520 EX 18 SQ Ft, 5712 Hemlocktree Lane, Capitol Heights, MD; 6,482 sq. ft.; fair market value is \$35,000.00. (Resolution No. CR-56-2015 Map 5-F)
13. Tax account number 06-0469254; Block C, Outlot A, Ode Road, District Heights, MD; 10,414 sq. ft.; fair market value is \$62,000.00. (Resolution No. CR-56-2015 Map 6-A)
14. Tax account number 06-0556175; Outlot East of Block A, Asheville Road, District Heights, MD, 7,110 sq. ft.; fair market value is \$46,200.00. (Resolution No. CR-56-2015 Map 6-C)
15. Tax account number 07-0797928; Parcel 42, Claggett Landing Road, Upper Marlboro, MD; .35 acres; fair market value is \$22,900.00. (Resolution No. CR-56-2015 Map 6-D)
16. 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)
17. 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)
18. 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)
19. 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)
20. 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)
21. 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)
22. 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)
23. 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)
24. 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)
25. 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)
26. 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)
27. Tax account number 18-2034460; Lots 24 and 25, Block 13 Bayou Avenue, Capitol Heights, MD; 4,000 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 7-M)
28. Tax account number 18-2105484; Lots 59-62, Block 35, Nova Avenue, Capitol Heights, MD; 9,200 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 7-O)
29. 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)
30. Tax account number 06-0607879; Lot 14, Block E, 1903 Houston Street, Suitland, MD; 6806 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 7-T)
31. 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)
32. Tax account number 06-0486720; Lots 87-88, Block 3, Quarter Ave., Capitol Heights, MD; 4000 sq. ft.; fair market value is \$600.00. (Resolution No. CR-56-2015 Map 7-GG)
33. Tax account number 05-0355735; Lot 29, 10903 McKay Road, Fort Washington, MD; 35,436 sq. ft.; fair market value is \$60,000.00. (Resolution No. CR-56-2015 Map 8-A)
34. 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)
35. 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)
36. 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)
37. Tax account number 05-0374926; Lot 3, Block G, 12709 Glynis Road, Clinton, MD; 10,000 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 9-E)
38. Tax account number 05-0374918; Lot 2, Block G, 12707 Glynis Road, Clinton, MD; 10,625 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 9-F)
39. Tax account number 05-0338848; Lot 2, Block C, 14912 Gardner Road, Waldorf, MD; 32,920 sq. ft.; fair market value is \$30,000.00. (Resolution No. CR-56-2015 Map 9-G)

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40. Tax account number 11-1136753; 14133 Brandywine Road, Brandywine, MD; 6,011 sq. ft.; fair market value is \$30,000. (Resolution No. CR-56-2015 Map 9-H)
41. Tax account number 03-0215129; Parcel 158, 14518 Elm Street, Upper Marlboro, MD; 15,550 sq. ft.; fair market value is \$60,000. (Resolution No. CR-56-2015 Map 9-O)

\*\*\*Please see our website below for detailed information\*\*\*  
http://www.princegeorgescountymd.gov /927/Surplus-Real-Estate

123148 (6-30,7-7,7-14)

Law Offices  
**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
Attorneys and Counselors At Law  
1401 Rockville Pike, Suite 650  
Rockville, Maryland 20852  
Telephone 301-738-7657  
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as

**3316 Huntley Square Drive, B-1, Temple Hills, MD 20748**

By virtue of the power and authority contained in a Deed of Trust from LINDA A. COLTRANE aka Linda A. Coletrane, dated June 14, 2002 and recorded in Liber 15943 at Folio 415 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, JULY 26, 2016  
AT 3:15 P.M.

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

Unit No. 3316-B-1 in the Plat of Condominium subdivision styled "PLAT AND PLAN OF CONDOMINIUM SUBDIVISION HUNTLEY SQUARE CONDOMINIUM", as per plat thereof recorded in Condominium Plat Book WWW 86 at Plat 51 through and including Plat 69, among the Land Records of Prince George's County, Maryland, being all of the land and premises declared to be subject to a horizontal property of condominium regime by a Master Deed dated the 1st day of October, 1973 and recorded on the 10th day of October, 1973 in Liber 4289 at folio 202 among the aforesaid Land Records; being in the 12th Election District of said County.

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

TERMS OF SALE: A deposit of \$6,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

**Brenda J. DiMarco, Auctioneer**  
**14804 Main Street**  
**Upper Marlboro, MD 20772**  
**Tel: (301) 627-1002**  
**Auctioneer’s Number # A00116**

123151 (7-7,7-14,7-21)

ADVERTISEMENT

**Prince George’s County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A “Total Quality” Commitment In The Provision Of Services To Their Customers.**

Sealed Bids And /Or Proposals Will Be Received In The Prince George’s County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

<u>Bid/ Proposal #</u>	<u>Description</u>	<u>Bid Opening/Closing Date &amp; Time</u>	<u>Plan/Spec. Deposit/Cost</u>
S16-052	Propane Gas – Service and Parts	Pre-Bid Conference: 07 /14/ 2016 @ 10:00 a.m. Bid Opening: 07 /28/ 2016 @ 3:00 p.m.	\$0.00

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (\*) are reserved for Minority vendors, certified by Prince George’s County, under authority of CB-1-1992. Double asterisk (\*\*) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George’s County.

The County reserves the right to reject any or all bids or proposals in the best interest of the County.

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be **reviewed and/or downloaded through the County’s website [www.princegeorgescountymd.gov](http://www.princegeorgescountymd.gov)**. Documents may also be obtained from the Prince George’s County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George’s County Maryland. Special ADA accommodations may be made by writing or calling the same office. For information on the latest bid /proposal solicitations call the Bid Hotline (301) 883-6128.

—By Authority Of—  
Rushern L. Baker, III  
County Executive

123245 (7-7)

LEGALS		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	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
v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff
Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC
and	and	and	and	and	and
Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC
and	and	and	and	and	and
Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.
and	and	and	and	and	and
Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC
and	and	and	and	and	and
Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company
and	and	and	and	and	and
Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee
and	and	and	and	and	and
Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee
and	and	and	and	and	and
Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee
and	and	and	and	and	and
David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee
and	and	and	and	and	and
Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee
and	and	and	and	and	and
David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee
and	and	and	and	and	and
James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee
and	and	and	and	and	and
Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee
and	and	and	and	and	and
Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.
and	and	and	and	and	and
Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee
and	and	and	and	and	and
Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee
and	and	and	and	and	and
Prince George’s County, Maryland	Prince George’s County, Maryland	Prince George’s County, Maryland	Prince George’s County, Maryland	Prince George’s County, Maryland	Prince George’s County, Maryland
And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s
Property Address: 14510 Danforth St. Bowie, MD 20721 Account Number: 07 3760303 Description: 30,002.0000 Sq. Ft. Collingbrook Lot 58 Blk D Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4012 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760535 Description: 168,341.0000 Sq. Ft. Collingbrook Lot 72 Blk A Assmt: \$35,300 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3911 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760659 Description: 31,709.0000 Sq. Ft. Collingbrook Lot 10 Blk E Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3904 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3560281 Description: 35,031.0000 Sq. Ft. Collingbrook Lot 59 Blk A Assmt: \$31,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3916 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760469 Description: 34,990.0000 Sq. Ft. Collingbrook Lot 65 Blk A Assmt: \$31,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 14500 Danforth St. Bowie, MD 20721 Account Number: 07 3760550 Description: 40,022.0000 Assmt: \$32,100 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC
In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10977	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10985	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10986	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10994	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10995	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10996
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:
Property Address: 14510 Danforth St. Bowie, MD 20721 Account Number: 07 3760303 Description: 30,002.0000 Sq. Ft. Collingbrook Lot 58 Blk D Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4012 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760535 Description: 168,341.0000 Sq. Ft. Collingbrook Lot 72 Blk A Assmt: \$35,300 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3911 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760659 Description: 31,709.0000 Sq. Ft. Collingbrook Lot 10 Blk E Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3904 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3560281 Description: 35,031.0000 Sq. Ft. Collingbrook Lot 59 Blk A Assmt: \$31,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3916 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760469 Description: 34,990.0000 Sq. Ft. Collingbrook Lot 65 Blk A Assmt: \$31,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 14500 Danforth St. Bowie, MD 20721 Account Number: 07 3760550 Description: 40,022.0000 Assmt: \$32,100 Liber/Folio: 32694/191 Assessed To: Fairview Manor 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 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk 123074 (6-30,7-7,7-14)	True Copy—Test: Sydney J. Harrison, Clerk 123075 (6-30,7-7,7-14)	True Copy—Test: Sydney J. Harrison, Clerk 123076 (6-30,7-7,7-14)	True Copy—Test: Sydney J. Harrison, Clerk 123077 (6-30,7-7,7-14)	True Copy—Test: Sydney J. Harrison, Clerk 123078 (6-30,7-7,7-14)	True Copy—Test: Sydney J. Harrison, Clerk 123079 (6-30,7-7,7-14)





PRINCE GEORGE'S COUNTY  
GOVERNMENT

Board of License  
Commissioners  
(Liquor Control Board)

JULY 26, 2016

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of Article 2B.

TRANSFER

Sumit Khaneja, Managing Member, for a Class A, Beer, Wine and Liquor License for the use of SK Stores Limited Liability Company, t/a **PG Liquors**, 5457 Annapolis Road, Bladensburg, 20710, transfer from Kaylan Brothers, Inc., t/a P.G. Liquors, Pravin Patel, President/Secretary/Treasurer, Prakash Patel, Vice President.

Liping Lin, President/Secretary/Treasurer, for a Class B+, Beer, Wine and Liquor License for the use of Riordan, Inc., t/a **Asian Restaurant & Carryout**, 3210 Branch Avenue, Silver Hill, 20748, transfer from Riordan, Inc., t/a Asian Restaurant & Carryout, Kevin Cheung, President/Secretary/Treasurer, Lai Chan-Lam, Assistant Secretary.

NEW

David Hillman, Member/Authorized Person, Richard Hillman, Member/Authorized Person, Anthony Izzo, Member/Authorized Person, for a New Class B(BH), Beer, Wine and Liquor License for the use of The Hotel at UMCP ABC, LLC, t/a **The Hotel at the University of Maryland**, 7777 Baltimore Avenue, College Park, 20740.

Michael Isabella, Jr., Managing Member/Authorized Person, for a New Class B(BLX), Beer, Wine and Liquor License for the use of CPKAP, LLC, t/a **Kapnos Taverna**, 7777 Baltimore Avenue, Suite B, College Park, 20740.

Michael Franklin, Managing Member/Authorized Person, for a New Class B(BLX), Beer, Wine and Liquor License for the use of Old Maryland Grill, LLC, t/a **Old Maryland Grill**, 7777 Baltimore Avenue, Suite C, College Park, 20740.

Adam Greenberg, Managing Member/Authorized Person, for a New Class B(BLX), Beer, Wine and Liquor License for the use of Pizza Zone of College Park, t/a **Potomac Pizza**, 7777 Baltimore Avenue, Suite D, College Park, 20740.

Valdez Mumford, for a New Class B, Beer and Wine License for the use of 1st Base, LLC, t/a **1000 Degrees Pizzeria**, 9201 Woodmore Centre Drive, Suite 41, Lanham, 20706.

Maria Chambers, Member, for a New Class B, Beer and Wine License for the use of Celebritiez, LLC, t/a **Celebritiez**, 9701 Fort Meade Road, Laurel, 20707.

Nancy Shannon, President, for a New Class B, Beer and Wine License for the use of Horace and Dickies, Inc., t/a **Horace and Dickies Seafood Restaurant**, 5601 Allentown Road, Suitland, 20746.

A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, July 26, 2016. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:  
Kelly E. Markomanolakis  
Administrative Assistant  
May 31, 2016

123203 (7-7,7-14)

NOTICE

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

v.

Davie Cook, Jr.

AND

Darlene Jennings

AND

Davie Cook Jr.

9203 Lorelei Court  
Fort Washington, MD 20744  
Defendants

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-04335

Notice is hereby given this 16th day of June, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 18th day of July, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$194,010.00. The property sold herein is known as 9203 Lorelei Court, Fort Washington, MD 20744.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
122995 (6-23,6-30,7-7)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

PHYLLIS A. BELL  
240 Possum Court  
Capitol Heights, MD 20743  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-35220

Notice is hereby given this 14th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 240 Possum Court, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of July, 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 14th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$139,200.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
122996 (6-23,6-30,7-7)

IN THE CIRCUIT COURT FOR  
MONTGOMERY COUNTY,  
MARYLAND

In re the Guardianship of  
Baby Boy T., a.k.a. Jacob T.

Adoption No: 16410A

To: "Ronald" a.k.a. "Mook"

You are hereby notified that a guardianship case has been filed in the Circuit Court for Montgomery County, Maryland, case number 16410A. All persons who believe themselves to be the father of a male child born on January 16, 2016 in Temple Hills, Maryland to Kiara Turner (date of birth: 3/28/95) shall file a written response. A copy of the show cause order may be obtained from the clerk's office at:

Circuit Court for  
Montgomery County  
50 Maryland Avenue  
Rockville, Maryland 20850

If you do not file a written objection within 30 days from the date this notice is published, you will have agreed to the permanent loss of your parental right to this child.

CLERK,  
BARBARA H. MEIKLEJOHN

123206 (7-7)

NOTICE TO CREDITORS OF  
APPOINTMENT OF  
FOREIGN PERSONAL  
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior Court of the District of Columbia county appointed Charlene W Martin, whose address is 7518 Creighton Drive, College Park, MD 20740, as the Personal Representative of the Estate of MARGARET E WATTS who died on May 4, 2015 domiciled in the District of Columbia, USA.

The Maryland resident agent for service of process N/A.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for PRINCE GEORGE'S COUNTY with a copy to the foreign personal representative 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 foreign personal representative mails or 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 claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

CHARLENE W MARTIN  
Foreign Personal Representative

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

Estate No. 103454

123205 (7-7,7-14,7-21)

NOTICE

IN THE MATTER OF:  
Nathanael Tesfaye Biniyam  
Ruth Tesfaye Biniyam

FOR THE CHANGE OF  
NAME TO:  
Nathanel Hagos Yosef  
Ruth Hagos Yosef

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 16-26510

A petition has been filed to change the name of (Minor Child(ren)) Nathanael Tesfaye Biniyam to Nathanel Hagos Yosef and Ruth Tesfaye Biniyam to Ruth Hagos Yosef.

The latest day by which an objection to the Petition may be filed is July 25, 2016.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
123197 (7-7)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

TUMAINI M. KAISI  
14004 Westmeath Drive  
Laurel, MD 20707  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 13-14683

Notice is hereby given this 14th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14004 Westmeath Drive, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of July, 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 14th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$384,200.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
122997 (6-23,6-30,7-7)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

RODNEY Q. COFFER  
LISA M. GRAY  
1932 Whistling Duck Drive  
Upper Marlboro, MD 20774  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-08407

Notice is hereby given this 21st day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5448 Addison Road, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of July, 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 14th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$16,830.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123005 (6-23,6-30,7-7)

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.

Michelle Savage

AND

Floyd Savage

4121 Applegate Court #8  
Suitland, MD 20746  
Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-31663

Notice is hereby given this 22nd day of June, 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 22nd day of July, 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 22nd day of July, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$118,000.00. The property sold herein is known as 4121 Applegate Court #8, Suitland, MD 20746.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123114 (6-30,7-7,7-14)

NOTICE

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

v.

Frances Middleton

AND

Frances R. Middleton, Trustee of the  
Frances R. Middleton Revocable  
Trust dated April 29, 2008

11313 Wycombe Park Lane  
Glenn Dale, MD 20769  
Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-09018

Notice is hereby given this 22nd day of June, 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 22nd day of July, 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 22nd day of July, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$336,000.00. The property sold herein is known as 11313 Wycombe Park Lane, Glenn Dale, MD 20769.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123115 (6-30,7-7,7-14)

NOTICE

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

v.

Elba I. Delgado

AND

Elba I. Delgado, Paradigm Law PLC.

410 Esmond Place  
Upper Marlboro, MD 20774  
Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-00078

Notice is hereby given this 22nd day of June, 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 22nd day of July, 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 22nd day of July, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$286,991.43. The property sold herein is known as 410 Esmond Place, Upper Marlboro, MD 20774.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123116 (6-30,7-7,7-14)

THE PRINCE

GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

6102 43RD AVENUE  
HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Kendall R. Smith and Yulanda D. Swindell, dated March 25, 2005 and recorded in Liber 22254, Folio 276 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$143,123.00, and an original interest rate of 5.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 19, 2016 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

123024 (6-30,7-7,7-14)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

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

The Water and Sewer Charges shall be paid annually,  
in advance, by each Owner to FFBC in fixed equal installments  
of \$700.00 per annum.

5809 GABRIEL DUVALL COURT  
GLENN DALE, MARYLAND 20769

By virtue of the power and authority contained in a Deed of Trust from Biodun E Aina and Sade Aina, dated June 6, 2008, and recorded in Liber 29794 at folio 226 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 26, 2016  
AT 9:05 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$87,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-614237)

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

123192 (7-7,7-14,7-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

15500 PORSCHE COURT  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Angela D. Woods, dated July 15, 2009 and recorded in Liber 30991, Folio 496 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$244,213.00, 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 **JULY 12, 2016 AT 11:00 AM.**

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

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

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

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

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

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

122953 (6-23,6-30,7-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

7050 PALAMAR TURN  
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Carmen Milagro Martinez and Angel E Martinez, dated July 31, 2007, and recorded in Liber 28338 at folio 198 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

JULY 26, 2016  
AT 9:07 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 7.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-610192)

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

123193 (7-7,7-14,7-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

14902 JENSFORD COURT  
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Jasmine Patricia Ramsay and Geoffrey Palmore Ramsay, dated December 20, 2006 and recorded in Liber 26983, Folio 678 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$576,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 19, 2016 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$80,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

123026 (6-30,7-7,7-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

15613 ATLANTIS DRIVE  
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Douglas M Smith and Vandana S Smith, dated April 9, 2003, and recorded in Liber 17305 at folio 379 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

JULY 26, 2016  
AT 9:09 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 5.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-609632)

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

123195 (7-7,7-14,7-21)



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

513 CASTLEWOOD PLACE  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Caryn J. Williams aka Caryn J. McKee and Kwanyaa S. Williams aka Kwanyaa S. McKee, dated October 5, 2006, and recorded in Liber 26466 at folio 512 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

JULY 12, 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 \$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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-601083)

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

122975 (6-23,6-30,7-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

505 MILLRACE COURT  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Brett D. Brackeen, dated October 16, 2006 and recorded in Liber 26632, Folio 453 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$202,000.00, and an original interest rate of 9.400%, 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 **JULY 19, 2016 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

123028 (6-30,7-7,7-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

11600 PROSPECT HILL ROAD  
GLENN DALE, MARYLAND 20769

By virtue of the power and authority contained in a Deed of Trust from Jay Teston, Michelene Teston and Michael Teston, dated April 30, 2008, and recorded in Liber 29678 at folio 040 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

JULY 19, 2016  
AT 9:00 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$58,000.00 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 6.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-27069)

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

123052 (6-30,7-7,7-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

16301 MARLBORO PIKE  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Sue F. Ward and Lucielle Ward Walker, dated April 13, 2007 and recorded in Liber 27777, Folio 619 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$609,000.00, 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 **JULY 19, 2016 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$60,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

123029 (6-30,7-7,7-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

12023 BIRCHVIEW DRIVE  
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Timothy Jeter and Wilanda Jeter, dated January 11, 2007, and recorded in Liber 27855 at folio 273 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

JULY 19, 2016  
AT 9:01 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-605795)

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

123053 (6-30,7-7,7-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

12510 WOODSONG LANE  
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Dennis M. Brown and Andrena C. Brown, dated April 12, 2006 and recorded in Liber 24980, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$600,000.00, and an original interest rate of 8.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 19, 2016 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$58,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

123030 (6-30,7-7,7-14)





LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

502 HADRIAN LA.  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 21, 2006 and recorded in Liber 26661, Folio 551 among the Land Records of Prince George's Co., MD, with an original principal balance of \$491,400.00 and a current interest rate of 6.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 12, 2016 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$49,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

122910 (6-23,6-30,7-7)

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

8714 OXWELL LA.  
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated December 13, 2006 and recorded in Liber 26705, Folio 187 among the Land Records of Prince George's Co., MD, with an original principal balance of \$366,100.00 and a current 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

JULY 12, 2016 AT 11:09 AM

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

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

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

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

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

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

122913 (6-23,6-30,7-7)

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

1703 DEKALB CT.  
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated February 17, 2005 and recorded in Liber 21712, Folio 721 among the Land Records of Prince George's Co., MD, with an original principal balance of \$231,000.00 and a current interest rate of 8.65000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 12, 2016 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

122912 (6-23,6-30,7-7)

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

7203 TWINFLOWER PL.  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 22, 2010 and recorded in Liber 32301, Folio 495 among the Land Records of Prince George's Co., MD, with an original principal balance of \$452,865.00 and a current 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

JULY 12, 2016 AT 11:10 AM

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

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

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

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

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

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

122914 (6-23,6-30,7-7)

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

6640 LAKE PARK DR., UNIT #3B  
LANHAM A/R/T/A GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated December 13, 2006 and recorded in Liber 26993, Folio 389 among the Land Records of Prince George's Co., MD, with an original principal balance of \$245,000.00 and a current interest rate of 8.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 12, 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 described as Unit 3B, Building Number 3, Phase 1, in "Plat of Condominium for Greenbelt Lake Village Condominium, Phase 1 - Building #3, Part of the Resubdivision of Parcel "B" and "C" Greenbrook Manor" and more fully described in the aforesaid Deed of Trust.

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

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

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

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

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

122911 (6-23,6-30,7-7)

LEGALS

McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800

Laurel, Maryland 20707

301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

12121 ELMWOOD DRIVE  
BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Janice Ramseur and Joe Ramseur, dated November 20, 2006, and recorded in Liber 26619 at folio 627 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

JULY 26, 2016  
AT 9:06 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$55,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-613602)

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

123247 (7-7,7-14,7-21)



LEGALS

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

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

**5440 85TH AVE., UNIT #1  
HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated May 16, 2007 and recorded in Liber 28754, Folio 19 among the Land Records of Prince George's Co., MD, with an original principal balance of \$155,000.00 and a current interest rate of 3.87500% 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

**JULY 12, 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 described as Unit numbered 5440-T1 in the subdivision known as "Carrollan Gardens, a Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

122916 (6-23,6-30,7-7)

LEGALS

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

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

**132 PERTH AMBOY COURT  
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Carmen A Mack-Smallwood, dated May 28, 1999, and recorded in Liber 13138 at folio 069 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

**JULY 12, 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 \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-613975)

**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

122963 (6-23,6-30,7-7)

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**

**14209 DUNWOOD VALLEY DR.  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated November 7, 2006 and recorded in Liber 28608, Folio 274 among the Land Records of Prince George's Co., MD, with an original principal balance of \$654,400.00 and a current 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

**JULY 12, 2016 AT 11:13 AM**

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

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

Terms of Sale: A deposit of \$51,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

122917 (6-23,6-30,7-7)

LEGALS

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

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

**7018 DEWDROP WAY  
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Kyana Henderson, dated June 29, 2005, and recorded in Liber 22814 at folio 578 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

**JULY 12, 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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-617460)

**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

122965 (6-23,6-30,7-7)

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**

**3712 COOPER LA.  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated November 1, 2007 and recorded in Liber 29217, Folio 475 among the Land Records of Prince George's Co., MD, with an original principal balance of \$155,000.00 and a current 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

**JULY 12, 2016 AT 11:05 AM**

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

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

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

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

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

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

122909 (6-23,6-30,7-7)

LEGALS

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

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

**1114 GONDAR AVENUE  
HYATTSVILLE, MARYLAND 20785**

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

**JULY 12, 2016  
AT 9:05 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-614338)

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

122967 (6-23,6-30,7-7)

The Prince George’s Post

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Call Brenda Boice at 301-627-0900

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

4811 DEANWOOD DRIVE  
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Mark Matthews III and Nandi H Osaze, dated July 16, 2007, and recorded in Liber 28322 at folio 081 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 12, 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 \$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 7.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-40168)

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

122969 (6-23,6-30,7-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

10100 SUMMERSHADE LANE  
SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust from Abdullah Mashood and Yusuf A. Umar, dated March 25, 2011 and recorded in Liber 32589, Folio 152 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$268,028.00, 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 **JULY 12, 2016 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

122957 (6-23,6-30,7-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

5601 PARKER HOUSE TERRACE UNIT 213  
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Andrea R Latson, dated May 23, 2007, and recorded in Liber 28086 at folio 644 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

JULY 12, 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 \$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 6.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-617810)

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

122970 (6-23,6-30,7-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

4014 VINE STREET  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Nadine Jeanty, dated November 30, 2012 and recorded in Liber 34253, Folio 271 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$166,822.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 12, 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 \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

122960 (6-23,6-30,7-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

6211 TEABERRY WAY  
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Elsie William-Jumbo, dated May 20, 2005, and recorded in Liber 22466 at folio 552 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

JULY 12, 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 \$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 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43124)

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

123006 (6-23,6-30,7-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

4802 REILLY DRIVE  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Shirley M. Logan, dated November 20, 2008 and recorded in Liber 30201, Folio 373 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$260,650.38, and an original interest rate of 2.400%, 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 **JULY 12, 2016 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

122961 (6-23,6-30,7-7)



LEGALS

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from ROBERT WEICK to Wyndham Vacation Resorts, Inc., dated November 07, 2010, and recorded January 12, 2011, in Liber 32333 at folio 00440 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated November 19, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

JULY 20, 2016  
AT 11:00A.M.

One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 105,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

123140
 (6-30,7-7,7-14)

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from ERIC ADDISON and CHRISTIAN RICH to Wyndham Vacation Resorts, Inc., dated November 03, 2011, and recorded January 27, 2012, in Liber 33291 at folio 00410 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated November 19, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

JULY 20, 2016  
AT 11:00A.M.

One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Biennial Ownership Interest and has been allocated 168,000 Points at the time of purchase for use by the Grantees in Even year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and

LEGALS

the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

123141
 (6-30,7-7,7-14)

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from BRENDA CASON to Wyndham Vacation Resorts, Inc., dated August 19, 2009, and recorded January 06, 2010, in Liber 31308 at folio 00267 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated November 19, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

JULY 20, 2016  
AT 11:00A.M.

One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Biennial Ownership Interest and has been allocated 168,000 Points at the time of purchase for use by the Grantees in Even year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

123142
 (6-30,7-7,7-14)

LEGALS

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from COLEEN C. JOSEPH to Wyndham Vacation Resorts, Inc., dated August 29, 2011, and recorded December 22, 2011, in Liber 33205 at folio 00302 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated November 19, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

JULY 20, 2016  
AT 11:00A.M.

One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Biennial Ownership Interest and has been allocated 168,000 Points at the time of purchase for use by the Grantees in Even year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

123143
 (6-30,7-7,7-14)

LEGALS

NOTICE

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

Plaintiffs

vs.

Estate of Sharon H Anderson and  
David Anderson

Defendants

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

CIVIL NO. CAEF 14-32073

ORDERED, this 22nd day of June, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15654 Millbrook Lane #38, 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 22nd day of July, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of July, 2016, next.

The report states the amount of sale to be \$141,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

123109
 (6-30,7-7,7-14)

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

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

DONALD VIVIAN SHORT

Estate No.: 102261

NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the  
above estate:

You are hereby notified that a petition has been filed by JOYCE A. MOORE for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on **August 23, 2016 at 9:30 AM.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

123149
 (6-30,7-7)





LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

12102 CRESTWOOD AVENUE SOUTH  
BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Clifford Williams Sr. and Antonia M Williams, dated August 30, 2004, and recorded in Liber 20468 at folio 619 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

JULY 19, 2016  
AT 9:05 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.85% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-607899)

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

123057 (6-30,7-7,7-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

5512 JOAN LANE  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Alan M. Hicks, dated May 22, 2003 and recorded in Liber 19371, Folio 275 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$127,466.00, 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 JULY 12, 2016 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

122954 (6-23,6-30,7-7)

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.

12709 WATER FOWL WAY  
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Felix D. Barnett and Marie A. Barnett, dated February 26, 1999, and recorded in Liber 12927 at folio 649 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

JULY 19, 2016  
AT 9:06 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 11.15% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42915)

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

123058 (6-30,7-7,7-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

6906 CALVIN STREET  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Shelia Sanders, dated October 19, 2009 and recorded in Liber 31137, Folio 252 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$262,300.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 12, 2016 AT 11:00 AM.

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

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

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

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

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

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

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

122955 (6-23,6-30,7-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

8500 GOOD LUCK ROAD  
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Eleonora M Cole, dated July 12, 2007, and recorded in Liber 28720 at folio 740 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

JULY 19, 2016  
AT 9:07 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-31437)

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

123059 (6-30,7-7,7-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

9107 COOPER DRIVE  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Clarence W. Oliver, dated October 26, 2006 and recorded in Liber 26585, Folio 205 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$129,817.39, and an original interest rate of 12.028%, 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 JULY 12, 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 \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

122956 (6-23,6-30,7-7)

LEGALS

ORDER OF PUBLICATION

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

v. Plaintiff

Fairview Manor, LLC

and

Arcadian Four, LLC

and

Beazer Homes Corp.

and

Mid-Atlantic Builders of Fairview Manor, LLC

and

Lexon Insurance Company

and

Michael Middleton, Trustee

and

Gregory C Cockerham, Trustee

and

Charles B. Marek III, Trustee

and

David L. Snyder, Trustee

and

Jonathan I. Kipnis, Trustee

and

David C. Hahn, Trustee

and

James M. Burke, Trustee

and

Bruce Maas, Trustee

and

Reliable Contracting Co. Inc.

and

Vincent A. Tramonte, Trustee

and

Jill J. Roberts, Trustee

and

Prince George’s County, Maryland

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: 4006 Diamond-head Ave. Bowie, MD 20721  
Account Number: 07 3558319  
Description: 51,454.0000 Sq. Ft. Collingbrook Lot 20 Blk A  
Assmt: \$32,300  
Liber/Folio: 32694  
Assessed To: Fairview Manor LLC

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CAE 16-10997

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: 4006 Diamond-head Ave. Bowie, MD 20721  
Account Number: 07 3558319  
Description: 51,454.0000 Sq. Ft. Collingbrook Lot 20 Blk A  
Assmt: \$32,300  
Liber/Folio: 32694  
Assessed To: Fairview Manor 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 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 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  
123080 (6-30,7-7,7-14)

ORDER OF PUBLICATION

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

v. Plaintiff

Fairview Manor, LLC

and

Arcadian Four, LLC

and

Beazer Homes Corp.

and

Mid-Atlantic Builders of Fairview Manor, LLC

and

Lexon Insurance Company

and

Michael Middleton, Trustee

and

Gregory C Cockerham, Trustee

and

Charles B. Marek III, Trustee

and

David L. Snyder, Trustee

and

Jonathan I. Kipnis, Trustee

and

David C. Hahn, Trustee

and

James M. Burke, Trustee

and

Bruce Maas, Trustee

and

Reliable Contracting Co. Inc.

and

Vincent A. Tramonte, Trustee

and

Jill J. Roberts, Trustee

and

Prince George’s County, Maryland

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: 4011 Diplomat Ave. Bowie, MD 20721  
Account Number: 07 3760618  
Description: 30,996.0000 Sq. Ft. Collingbrook Lot 67 Blk D  
Assmt: \$31,800  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor LLC

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CAE 16-11003

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: 4011 Diplomat Ave. Bowie, MD 20721  
Account Number: 07 3760618  
Description: 30,996.0000 Sq. Ft. Collingbrook Lot 67 Blk D  
Assmt: \$31,800  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor 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 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 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  
123081 (6-30,7-7,7-14)

LEGALS

ORDER OF PUBLICATION

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

v. Plaintiff

Fairview Manor, LLC

and

Arcadian Four, LLC

and

Beazer Homes Corp.

and

Mid-Atlantic Builders of Fairview Manor, LLC

and

Lexon Insurance Company

and

Michael Middleton, Trustee

and

Gregory C Cockerham, Trustee

and

Charles B. Marek III, Trustee

and

David L. Snyder, Trustee

and

Jonathan I. Kipnis, Trustee

and

David C. Hahn, Trustee

and

James M. Burke, Trustee

and

Bruce Maas, Trustee

and

Reliable Contracting Co. Inc.

and

Vincent A. Tramonte, Trustee

and

Jill J. Roberts, Trustee

and

Prince George’s County, Maryland

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: 14520 Danforth St. Bowie, MD 20721  
Account Number: 07 3760261  
Description: 34,745.0000 Sq. Ft. Collingbrook Lot 54 Blk D  
Assmt: \$31,900  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor LLC

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CAE 16-11004

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: 14520 Danforth St. Bowie, MD 20721  
Account Number: 07 3760261  
Description: 34,745.0000 Sq. Ft. Collingbrook Lot 54 Blk D  
Assmt: \$31,900  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor 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 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 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  
123082 (6-30,7-7,7-14)

LEGALS

ORDER OF PUBLICATION

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

v. Plaintiff

Fairview Manor, LLC

and

Arcadian Four, LLC

and

Beazer Homes Corp.

and

Mid-Atlantic Builders of Fairview Manor, LLC

and

Lexon Insurance Company

and

Michael Middleton, Trustee

and

Gregory C Cockerham, Trustee

and

Charles B. Marek III, Trustee

and

David L. Snyder, Trustee

and

Jonathan I. Kipnis, Trustee

and

David C. Hahn, Trustee

and

James M. Burke, Trustee

and

Bruce Maas, Trustee

and

Reliable Contracting Co. Inc.

and

Vincent A. Tramonte, Trustee

and

Jill J. Roberts, Trustee

and

Prince George’s County, Maryland

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: 14521 Danforth St. Bowie, MD 20721  
Account Number: 07 3760253  
Description: 41,334.0000 Sq. Ft. Collingbrook Lot 53 Blk D  
Assmt: \$32,100  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor LLC

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CAE 16-11005

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: 14521 Danforth St. Bowie, MD 20721  
Account Number: 07 3760253  
Description: 41,334.0000 Sq. Ft. Collingbrook Lot 19 Blk A  
Assmt: \$32,100  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor 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 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 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  
123083 (6-30,7-7,7-14)

LEGALS

ORDER OF PUBLICATION

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

v. Plaintiff

Fairview Manor, LLC

and

Arcadian Four, LLC

and

Beazer Homes Corp.

and

Mid-Atlantic Builders of Fairview Manor, LLC

and

Lexon Insurance Company

and

Michael Middleton, Trustee

and

Gregory C Cockerham, Trustee

and

Charles B. Marek III, Trustee

and

David L. Snyder, Trustee

and

Jonathan I. Kipnis, Trustee

and

David C. Hahn, Trustee

and

James M. Burke, Trustee

and

Bruce Maas, Trustee

and

Reliable Contracting Co. Inc.

and

Vincent A. Tramonte, Trustee

and

Jill J. Roberts, Trustee

and

Prince George’s County, Maryland

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: 4004 Diamond-head Ave. Bowie, MD 20721  
Account Number: 07 3558301  
Description: 92,715.0000 Sq. Ft. Collingbrook Lot 19 Blk A  
Assmt: \$33,440  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor LLC

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CAE 16-11006

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: 4004 Diamond-head Ave. Bowie, MD 20721  
Account Number: 07 3558301  
Description: 92,715.0000 Sq. Ft. Collingbrook Lot 19 Blk A  
Assmt: \$33,440  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor 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 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 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  
123084 (6-30,7-7,7-14)

ORDER OF PUBLICATION

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

v. Plaintiff

Fairview Manor, LLC

and

Arcadian Four, LLC

and

Beazer Homes Corp.

and

Mid-Atlantic Builders of Fairview Manor, LLC

and

Lexon Insurance Company

and

Michael Middleton, Trustee

and

Gregory C Cockerham, Trustee

and

Charles B. Marek III, Trustee

and

David L. Snyder, Trustee





LEGALS

NOTICE

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

vs.

Plaintiffs

Deron G Pittman

Defendant

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

CIVIL NO. CAEF 15-35207

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 12102 Birchview Drive, Clinton, Maryland 20735 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 18th day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 18th day of July, 2016, next.  
The report states the amount of sale to be \$318,046.34.

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

122984 (6-23,6-30,7-7)

NOTICE

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

vs.

Plaintiffs

Patrice D. Lee

Defendant

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

CIVIL NO. CAEF 15-39948

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 951 Saint Michaels Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 18th day of July, 2016, next.  
The report states the amount of sale to be \$130,000.00.

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

122985 (6-23,6-30,7-7)

NOTICE

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

vs.

Plaintiffs

Duane M. Peel and Gina A. Peel

Defendants

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

CIVIL NO. CAEF 16-01386

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4607 Calais Street, Oxon Hill, Maryland 20745 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 18th day of July, 2016, next.  
The report states the amount of sale to be \$146,000.00.

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

122990 (6-23,6-30,7-7)

NOTICE

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

vs.

Plaintiffs

Verona Hill and Wendell Hill

Defendants

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

CIVIL NO. CAEF 15-20786

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 921 Cypress Point Circle, Mitchellville, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 18th day of July, 2016, next.  
The report states the amount of sale to be \$300,622.16.

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

122992 (6-23,6-30,7-7)

NOTICE

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

vs.

Plaintiffs

Preston Murphy, Berlene Murphy and Almeta Murphy

Defendants

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

CIVIL NO. CAEF 16-10248

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2702 Scarborough Drive, Fort Washington, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 18th day of July, 2016, next.  
The report states the amount of sale to be \$171,000.00.

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

122987 (6-23,6-30,7-7)

NOTICE

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

vs.

Plaintiffs

Melvin C. Crone and Vickie L. Jackson

Defendants

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

CIVIL NO. CAEF 15-32611

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 931 Capitol Heights Boulevard, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 18th day of July, 2016, next.  
The report states the amount of sale to be \$135,700.00.

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

122993 (6-23,6-30,7-7)

LEGALS

NOTICE

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

vs.

Plaintiffs

Natania Bailey-Sayles

Defendant

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

CIVIL NO. CAEF 16-01389

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1009 Chillum Road Unit 213, Hyattsville, Maryland 20782 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 18th day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 18th day of July, 2016, next.  
The report states the amount of sale to be \$60,596.40.

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

122986 (6-23,6-30,7-7)

AMENDED  
NOTICE

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

vs.

Plaintiffs

Constance Rhem

Defendant

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

CIVIL NO. CAEF 15-31653

ORDERED, this 17th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4709 Ridgeline Terrace Unit 289, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 18th day of July, 2016, next.  
The report states the amount of sale to be \$293,209.80.

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

123008 (6-30,7-7,7-14)

NOTICE

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

vs.

Plaintiffs

Chad Rill and Kimberly Rill

Defendants

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

CIVIL NO. CAEF 16-04289

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3106 Twig Lane, Bowie, Maryland 20715 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 18th day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 18th day of July, 2016, next.  
The report states the amount of sale to be \$259,521.98.

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

122988 (6-23,6-30,7-7)

NOTICE

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

vs.

Plaintiffs

Leon N. Spears III and Heather M. Spears

Defendants

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

CIVIL NO. CAEF 14-35732

ORDERED, this 21st day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 15712 Dorset Rd #104, 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 21st day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 21st day of July, 2016, next.  
The report states the amount of sale to be \$95,000.00.

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

123097 (6-30,7-7,7-14)

NOTICE

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

vs.

Plaintiffs

Abdul Fofanah and Fatmata Fofanah

Defendants

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

CIVIL NO. CAEF 15-36892

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1709 Gould Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 18th day of July, 2016, next.  
The report states the amount of sale to be \$257,440.06.

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

122994 (6-23,6-30,7-7)

NOTICE

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

vs.

Plaintiffs

Trent E. Bishop and Bonita L. Bishop

Defendants

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

CIVIL NO. CAEF 15-39946

ORDERED, this 21st day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9015 Wipkey Court, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 21st day of July, 2016, next.  
The report states the amount of sale to be \$324,031.60.

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

123098 (6-30,7-7,7-14)

NOTICE

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

vs.

Plaintiffs

Estate of Walter L. Jordan, Sr.

Defendant

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

CIVIL NO. CAEF 16-10340

ORDERED, this 22nd day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1744 Forest Park Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 22nd day of July, 2016, next.  
The report states the amount of sale to be \$152,500.00.

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

123102 (6-30,7-7,7-14)

NOTICE

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

vs.

Plaintiffs

Estate of Jeffrey Wayne Hall Sr

Defendant

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

CIVIL NO. CAEF 15-04341

ORDERED, this 22nd day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 17401 Webster Street, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 22nd day of July, 2016, next.  
The report states the amount of sale to be \$221,130.00.

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

123103 (6-30,7-7,7-14)

LEGALS

NOTICE

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

vs.

Plaintiffs

Yolanda J Hinnant and Israel Hinnant Sr aka Isreal Hinnant Sr

Defendants

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

CIVIL NO. CAE 13-17278

ORDERED, this 21st day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6703 Sisalbed Drive, 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 21st day of July, 2016 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 21st day of July, 2016, next.  
The report states the amount of sale to be \$118,105.98.

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

123099 (6-30,7-7,7-14)

MECHANIC'S LIEN  
SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles /vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 07/22/2016. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#7823, 2007 MITSUBISHI ECLIPSE  
VIN#4A3AL25F27E062756  
AAA CAR CARE  
10 HOLSUM WAY  
GLEN BURNIE

LOT#8041, 2007 PONTIAC G6  
VIN#1G2Z2H18N774223634  
SEABROOK EXXON  
9500 LANHAM SEVERN RD  
LANHAM

LOT#8058, 1999 CHEVROLET SUB-URBAN  
VIN#1GNFK16R0XJ575839  
SAM’A AUTO SERVICE  
5541 MARLBORO PIKE  
DISTRICT HEIGHTS

LOT#8071, 1998 ISUZU CAB OVER  
VIN#4GTJ7C139WJ601032  
FREEMILES TRANSMISSION  
1414 RITCHIE MARLBORO RD  
CAPITOL HEIGHTS

LOT#8111, 2012 MERCEDES C 63 AMG  
VIN#WDDGF7HB4BCA581857  
ELITE AUTOMOTIVE OF POTOMAC  
11355 SEVEN LOCKS RD  
POTOMAC

LOT#8114, 2000 NISSAN MAXIMA  
VIN#JN1CA31D7YT505155  
SHEEHY OF WALDORF  
2950 CRAIN HWY  
WALDORF

LOT#8129, 1997 VOLKSWAGON JETTA  
VIN#3VWRA81H9VM099653  
WOODSBORO AUTO SALES  
5 COUNCIL DR  
WOODSBORO

LOT#8134, CHEVROLET IMPALA  
VIN#2G1WF52E139367880  
AUTONATION  
6633 SECURITY BLVD  
BALTIMORE

LOT#8135, 2004 CHEVROLET MALIBU  
VIN#1G1ZU54804F109059  
AUTONATION  
6633 SECURITY BLVD  
BALTIMORE

LOT#8178, 2004 KIA OPTIMA  
VIN#KNAGD126645358493  
AUGGIE’S REPAIR SHOP  
131 N. CLINTON ST  
BALTIMORE

LOT#8180, 2004 ACURA TL  
VIN#19UUA66224A009634  
LA AUTO SERVICE  
2124 EDMONDSON AVE  
BALTIMORE

LOT#8127  
1986 BAYLINER 27 FT 5 IN  
MD 7941 AN  
HULL#BPIA22CDB686  
BAY HARBOR BOAT YARD T/A COVE POINT MARINE SERVICES  
6029 HERRING BAY RD  
DEALE

LOT#8029  
1993 BAYLINER 18 FT  
MD#3607 CB  
HULL#BIYA93CLC393  
SELBY BAY MARINA  
163 MITCHELLS CHANCE RD #110  
EDGEWATER

LOT#8181  
1969 CHRIS CRAFT 38 FT  
MD #0749 AR  
HULL#FDB380007H  
HARBORVIEW MARINE CENTER  
500 HARBORVIEW DR  
BALTIMORE

LOT#8182  
1990 BLACKFIN 27 FT 9 IN  
MD#4741 AZ  
HULL#KMA27109H990  
BLACKSTONE MARINA  
24845 MARINA WAY  
HOLLYWOOD

TERMS OF SALE: CASH  
PUBLIC SALE  
The Auctioneer reserves the right to post a Minimum Bid

Freestate Lien & Recovery, Inc.  
610 Bayard Road  
Lothian, MD 20711  
410-867-9079

123246 (7-7,7-14)

THE  
PRINCE  
GEORGE’S  
POST  
NEWSPAPER

CALL 301-627-0900

FAX 301-627-6260





LEGALS

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

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

**8811 OLD BRANCH AVE.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated June 3, 2013 and recorded in Liber 34842, Folio 325 among the Land Records of Prince George's Co., MD, with an original principal balance of \$230,000.00 and a current interest rate of 3.50000% 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

**JULY 26, 2016 AT 11:28 AM**

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

123182 (7-7-7-14-7-21)

LEGALS

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

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

**3004 IRMA CT.  
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated November 26, 2003 and recorded in Liber 18878, Folio 548 among the Land Records of Prince George's Co., MD, with an original principal balance of \$160,200.00 and a current interest rate of 6.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JULY 26, 2016 AT 11:30 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit 3004, Phase 4, Building C-10, Windsor Crossing Condominium and more fully described in the aforesaid Deed of Trust.

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

The property will be sold subject to Utility Liens.

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

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

123184 (7-7-7-14-7-21)

LEGALS

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

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

**10833 VISTA GARDENS DR.  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated July 21, 2003 and recorded in Liber 18154, Folio 410 among the Land Records of Prince George's Co., MD, with an original principal balance of \$201,900.00 and a current interest rate of 5.50000% 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

**JULY 26, 2016 AT 11:29 AM**

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

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

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

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

123183 (7-7-7-14-7-21)

LEGALS

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

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

**3805 BLACKWATER RD.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated July 20, 2006 and recorded in Liber 25678, Folio 356 among the Land Records of Prince George's Co., MD, with an original principal balance of \$213,000.00 and a current 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

**JULY 26, 2016 AT 11:31 AM**

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

123185 (7-7-7-14-7-21)

LEGALS

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

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

**7230 SOUTH ORA COURT  
GREENBELT, MARYLAND 20770**

By virtue of the power and authority contained in a Deed of Trust from Mohammed Riaz and Furrah Deeba, dated June 23, 2009, and recorded in Liber 30790 at folio 527 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

**JULY 26, 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 \$39,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-603300)

**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

123188 (7-7-7-14-7-21)

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LEGALS

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

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

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

**9407 MYRTLE AVENUE  
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Helene Akonji, dated November 1, 2005, and recorded in Liber 23445 at folio 664 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JULY 26, 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 \$36,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-610053)

**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

123189 (7-7-7-14-7-21)

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LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 19, 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, July 19, 2016 the County Council of Prince George’s County, Maryland, will hold the following public hearings:

**CB-25-2016 (DR-2) - AN ORDINANCE CONCERNING URBAN FARMS** for the purpose of amending the definition and zoning categories for Urban Farms.

**CB-26-2016 (DR-2) - AN ORDINANCE CONCERNING I-1 ZONE** for the purpose of amending the regulations for consolidated storage uses in the I-1 (Light Industrial) Zone in Prince George’s County.

**CB-28-2016 (DR-2) - AN ORDINANCE CONCERNING R-10A AND R-55 ZONES** for the purpose of providing for townhouses as a permitted use in the R-10A and R-55 Zones in Prince George’s County, under certain circumstances.

**CB-29-2016 - AN ORDINANCE CONCERNING COMMERCIAL ZONES - VEHICLE, MOBILE HOME, OR CAMPING TRAILER SALES LOT** for the purpose of permitting vehicle, mobile home, or camping trailer sales lots in the Commercial Shopping Center (C-S-C) Zone under certain circumstances.

**CB-30-2016 (DR-2) - AN ORDINANCE CONCERNING R-55 (ONE-FAMILY DETACHED RESIDENTIAL) ZONE - MENTAL HEALTH AND BEHAVIORAL SERVICES PROGRAM TO OPERATE WITHIN AN EXISTING PRIVATE SCHOOL** for the purpose of permitting the use Mental Health and Behavioral Services Program to operating within an existing private school in the R-55 (One-Family Detached Residential) Zone, under certain circumstances.

**CB-33-2016 (DR-2) - AN ACT CONCERNING FINANCE AND TAXATION - BUDGET AND AUDIT CONTROL - PROCEDURES - MULTIYEAR CONTRACTS** for the purpose of providing specific procedural requirements for review and approval of certain multiyear personal service contracts and such other multiyear contracts exceeding a respective maximum aggregate amount, as required by Section 819 of the Charter for Prince George’s County, Maryland.

**CB-34-2016 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - DEPUTY SHERIFF'S ASSOCIATION OF PRINCE GEORGE'S COUNTY, INC. (CIVILIAN UNITS)** for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Deputy Sheriff's Association of Prince George's County, Inc. (Civilian Units), to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board.

**CB-37-2016 - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS AND INTERDEPARTMENTAL TRANSFER OF AP-PROPRIATIONS** for the purpose of declaring additional revenue and appropriating to the General Fund to provide for costs that were not anticipated in the Approved Fiscal Year 2016 Budget, transferring surplus appropriations between agencies, and providing an adjustment to revenue estimates to the Internal Service Fund.

**CB-39-2016 - (SUBDIVISION BILL) - AN ACT CONCERNING SUB-DIVISION REGULATIONS-PLANNING, DESIGN, AND PUBLIC FACILITIES REQUIREMENTS** for the purpose of clarifying certain planning and design requirements in the County Subdivision Regulations to provide that a proposed preliminary plan or final plat may be designed expressly to conform with any applicable area master plan, development plan, or general plan, under certain circumstances.

**CB-43-2016 - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC WORKS AND TRANSPORTATION FACILITIES** for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$199,263,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, relocation, or repair of Public Works and Transportation Facilities, including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

**CB-44-2016 - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC SAFETY FACILITIES** for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$66,591,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Safety Facilities (including Fire/EMS Department Facilities), including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

**CB-45-2016 - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR LIBRARY FACILITIES** for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$60,765,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Library Facilities including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

**CB-46-2016 - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PRINCE GEORGE'S COMMUNITY COLLEGE** for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$48,363,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Community College Facilities, including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

**CB-47-2016 - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR COUNTY BUILDINGS** for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$120,494,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of County Buildings including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of

LEGALS

the legal voters of the County.

**CB-48-2016 (DR-2) - AN ACT CONCERNING FOOD TRUCK HUBS-SPECIAL FOOD SERVICE FACILITY - MOBILE UNITS - REGULATIONS - LICENSES** for the purpose of amending the regulations in the County Code concerning Food Truck Hubs concerning hours of operation and license fees for Special Food Service Facility - Mobile Units.

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 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>.

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

123201 (7-7,7-14)

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the **Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774**, for Tree Planting for Right Tree – Right Place Program at Various Locations, Contract Number 923-H (D) will be received until August 5, 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 Seventy-five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on July 11, 2016, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. **Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.**

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

QUANTITY	UNIT	DESCRIPTION
20000	SY	Furnish and Place Topsoil Four Inch Depth
75000	SY	Permanent Seeding and Mulching
250	EA	Willow Oak - 2.5 Inch Caliper Minimum
250	EA	Swamp White Oak - 2.5 Inch Caliper Minimum
250	EA	Scarlet Oak - 2.5 Inch Caliper Minimum
250	EA	Pin Oak - 2.5 Inch Caliper Minimum
250	EA	Zalkova – ‘Cultivars’ - 2.5 Inch Caliper Minimum
250	EA	Honey Locust - 2.5 Inch Caliper Minimum
250	EA	Little Leaf Linden - 2.5 Inch Caliper Minimum
250	EA	Red Maple 'Cultivars' - 2.5 Inch Caliper Minimum
250	EA	Chinese Elm - 2.5 Inch Caliper Minimum
250	EA	Princeton Elm - 2.5 Inch Caliper Minimum
250	EA	Serviceberry – ‘Single Stem’ - 2.0 Inch Caliper Minimum
250	EA	Redbud – ‘Single Stem’ - 2.0 Inch Caliper Minimum
250	EA	Crape Myrtle – ‘Single Stem’ - 2.0 Inch Caliper Min.
250	EA	Golden Rain Tree - 2.0 Inch Caliper Minimum
250	EA	Japanese Lilac - 2.0 Inch Caliper Minimum
250	EA	Yoshino Cherry - 2.0 Inch Caliper Minimum
150	EA	Sweetbay Magnolia - 2.0 Inch Caliper Minimum
150	EA	River Birch – ‘Single Stem’ - 2.0 Inch Caliper Minimum
150	EA	Silverbell - 10 Foot Height Minimum
100	EA	Nellie Stevens Holly - 8 Foot Height Minimum
100	EA	Southern Magnolia - 8 Foot Height Minimum
100	EA	Eastern Red Cedar - 8 Foot Height Minimum
100	EA	Bald Cypress - 8 Foot Height -2 Inch Caliper Minimum
200	EA	Fruit Trees - ‘Various Cultivars’ – 7 Gallon Minimum
200	1000 Gal	Additional Watering of Planted Trees
5000	EA	Maintenance of Existing Trees

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 **“Tree Planting for Right Tree – Right Place Program at Various Locations, Contract Number 923-H (D)”**

4. A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on July 22, 2016, at 2:00 PM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

5. This project requires 20% MBE and 40% County-Based Business participation.

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

123207 (7-7,7-14,7-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

9912 DOLBY AVENUE  
GLENN DALE, MARYLAND 20769

By virtue of the power and authority contained in a Deed of Trust from Wassenu D Jabe and Alemayehu Hailu, dated June 8, 2007, and recorded in Liber 28053 at folio 650 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

JULY 26, 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 \$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% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-19369)

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

123190 (7-7,7-14,7-21)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

8410 AUTUMN WAY  
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Estate of Kenneth V O'Sullivan, Jr. aka Kenneth V O'Sullivan and Jane E O'Sullivan, dated July 20, 2009, and recorded in Liber 30887 at folio 246 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

JULY 26, 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 \$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% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-603687)

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

123191 (7-7,7-14,7-21)

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LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

Fairview Manor, LLC

and

Arcadian Four, LLC

and

Beazer Homes Corp.

and

Mid-Atlantic Builders of Fairview Manor, LLC

and

Lexon Insurance Company

and

Michael Middleton, Trustee

and

Gregory C Cockerham, Trustee

and

Charles B. Marek III, Trustee

and

David L. Snyder, Trustee

and

Jonathan I. Kipnis, Trustee

and

David C. Hahn, Trustee

and

James M. Burke, Trustee

and

Bruce Maas, Trustee

and

Reliable Contracting Co. Inc.

and

Vincent A. Tramonte, Trustee

and

Jill J. Roberts, Trustee

and

Prince George’s County, Maryland

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: 3900 Diplomat Ave. Bowie, MD 20721  
Account Number: 07 3560265  
Description: 33,585.0000 Sq. Ft. Collingbrook Lot 57 Blk A  
Assmt: \$31,000  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor LLC

**In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-11025**

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: 3900 Diplomat Ave. Bowie, MD 20721  
Account Number: 07 3560265  
Description: 33,585.0000 Sq. Ft. Collingbrook Lot 57 Blk A  
Assmt: \$31,000  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor 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 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 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  
123092 (6-30,7-7,7-14)

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

Plaintiff

v.

Fairview Manor, LLC

and

Arcadian Four, LLC

and

Beazer Homes Corp.

and

Mid-Atlantic Builders of Fairview Manor, LLC

and

Lexon Insurance Company

and

Michael Middleton, Trustee

and

Gregory C Cockerham, Trustee

and

Charles B. Marek III, Trustee

and

David L. Snyder, Trustee

and

Jonathan I. Kipnis, Trustee

and

David C. Hahn, Trustee

and

James M. Burke, Trustee

and

Bruce Maas, Trustee

and

Reliable Contracting Co. Inc.

and

Vincent A. Tramonte, Trustee

and

Jill J. Roberts, Trustee

and

Prince George’s County, Maryland

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: 14504 Danforth St. Bowie, MD 20721  
Account Number: 07 3760543  
Description: 40,000.0000 Sq. Ft. Collingbrook Lot 60 Blk D  
Assmt: \$32,100  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor LLC

**In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-11026**

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: 14504 Danforth St. Bowie, MD 20721  
Account Number: 07 3760543  
Description: 40,000.0000 Sq. Ft. Collingbrook Lot 60 Blk D  
Assmt: \$32,100  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor 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 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 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  
123093 (6-30,7-7,7-14)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

Fairview Manor, LLC

and

Arcadian Four, LLC

and

Beazer Homes Corp.

and

Mid-Atlantic Builders of Fairview Manor, LLC

and

Lexon Insurance Company

and

Michael Middleton, Trustee

and

Gregory C Cockerham, Trustee

and

Charles B. Marek III, Trustee

and

David L. Snyder, Trustee

and

Jonathan I. Kipnis, Trustee

and

David C. Hahn, Trustee

and

James M. Burke, Trustee

and

Bruce Maas, Trustee

and

Reliable Contracting Co. Inc.

and

Vincent A. Tramonte, Trustee

and

Jill J. Roberts, Trustee

and

Prince George’s County, Maryland

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: 14201 Dawn Whistle Bowie, MD 20721  
Account Number: 07 3560323  
Description: 51,102.0000 Sq. Ft. Collingbrook Lot 22 Blk B  
Assmt: \$64,833  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor LLC

**In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-11027**

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: 14201 Dawn Whistle Bowie, MD 20721  
Account Number: 07 3560323  
Description: 51,102.0000 Sq. Ft. Collingbrook Lot 22 Blk B  
Assmt: \$64,833  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor 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 20th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 15th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of August, 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  
123094 (6-30,7-7,7-14)

LEGALS

ORDER OF PUBLICATION

SAMUEL KARKENNY  
122 Pepper Mill Dr.  
Capitol Heights, MD 20743

Plaintiff

vs.

NATHAN CARTER  
3700 Captain Wendell Pruitt Way  
Fort Washington, MD 20714

and

TENANT  
3825 26th Avenue  
Temple Hills MD 20748

and

ADAM MAGAZINE, Trustee  
SFC LLC  
222 West 23rd St.  
New York, NY 10011

and

DAVID SHAMMES  
2311 Oak Drive  
Ijamsville MD 21754

and

IVERSON VILLAGE CONDO ASSOCIATION  
c/o Linda Mericle  
7600 Hanover Pkwy  
Greenbelt MD 20770

and

KEVIN RICHMOND  
1027 Clover Street  
Accokeek MD 20607

and

ROSE MARIE JOHNSON  
8102 Sonar Rd.  
Clinton MD 20735

and

WALLJUNE PRIVATE LENDING, LLC  
810 Kings Retreat  
Davidsonville MD 21035

and

Bridget Peterson  
c/o Jeffrey J. Downey, Esq.  
1221 I Street NW  
Washington DC 20005

and

RALPH PETERSON  
c/o Jeffrey J. Downey, Esq.  
1221 I Street NW  
Washington DC 20005

and

MACARTHUR MILES  
3610 Valley Drive  
Alexandria VA 21744

and

MARLBORO SEWER AND WATER  
5840 Banneker Rd., Suite 110  
Columbia MD 21044

and

DAN THOMAS  
8182 East Blvd.  
Alexandria VA 22308

and

MANNING PRESERVE HOME OWNER’S ASSOCIATION  
c/o Susan Rapaport, Esq.  
10211 Wincopin Circle, #600  
Columbia MD 21044

and

BENEFICIAL MARYLAND INC.  
c/o Steve Peroutka  
8028 Ritchie Hwy South-300  
Pasadena MD 21122

and

UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE  
31 Hopkins Plaza  
Baltimore MD 21201

and

COMPTRROLLER OF MARYLAND  
Peter Franchot, Comptroller  
P.O. Box 466  
Annapolis MD 21404-0466

and

PRINCE GEORGE’S COUNTY, MARYLAND, TREASURY DIVISION  
Sv: M. Andree Green,  
County Attorney  
14741 Governor Bowie Dr.  
Room 5121  
Upper Marlboro, MD 20772

and

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY, DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10728**

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

“Unit 3825, 1,910.0000 Sq. Ft. &

Imps. Iverson Village Co. Assmt \$50,000 Lib 00000 Fl 000 and as-sessed to Carter, Nathan”

The property address is 3825 26th Ave., Unit 3825, Temple Hills MD 20748.

The complaint states, among other things, that the amounts necessary for redemption have not been paid; it is thereupon this 15th day of June, 2016, by the circuit court for Prince George’s Maryland, ORDERED; that Notice be given by the insertion of a copy of this Order in the Prince George’s County Post or any other paper of record in Prince George’s County, Maryland, a newspaper having general circulation in Prince George’s County, once a week for three (3) consecutive weeks, on or before the 15th day of July, 2016, warning all persons interested in the property to appear in this Court by the 23rd day of August, 2016, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123096 (6-30,7-7,7-14)

LEGALS

ORDER OF PUBLICATION

SAMUEL KARKENNY  
122 Pepper Mill Dr.  
Capitol Heights, MD 20743

Plaintiff

vs.

JENNIFER GRIFFIN  
10110 S. Campus Way, Unit 204  
Upper Marlboro MD 20774-2126

and

TENANT  
10110 S. Campus Way, Unit 204-8A  
Upper Marlboro MD 20774

and

COUNCIL OF UNIT OWNERS AT TREE TOP CONDOMINIUMS  
c/o Craig Zaller, Esq.  
7226 Lee Deforest Drive., #102  
Columbia MD 21046

and

THE OFFICE OF FINANCE OF PRINCE GEORGE’S COUNTY, MARYLAND  
Gail Francis, Director of Finance  
14741 Governor Bowie Dr., Rm. 1090  
Upper Marlboro MD 20772

and

PRINCE GEORGE’S COUNTY, MARYLAND, TREASURY DIVISION  
Sv: M. Andree Green,  
County Attorney  
14741 Governor Bowie Dr.  
Room 5121  
Upper Marlboro, MD 20772

and

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY, DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-11095**

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

“Unit 204-8a, 1,062.0000 Sq.Ft. & Imps Treetop Condo, Assmt \$100,000 Lib 13588 Fl 672 and as-sessed to Griffin, Jennifer E.”

The property address is 10110 Campus Way, Upper Marlboro MD 20774.

The complaint states, among other things, that the amounts necessary for redemption have not been paid; it is thereupon this 15th day of June, 2016, by the circuit court for Prince George’s Maryland, ORDERED; that Notice be given by the insertion of a copy of this Order in the Prince George’s County Post or any other paper of record in Prince George’s County, Maryland, a newspaper having general circulation in Prince George’s County, once a week for three (3) consecutive weeks, on or before the 15th day of July, 2016, warning all persons interested in the property to appear in this Court by the 23rd day of August, 2016, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123095 (6-30,7-7,7-14)

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.

Claudia M. Martinez

AND

Martha A. Flores

AND

Douglas Vanegas

2613 Oxon Run Drive  
Temple Hills, MD 20748  
Defendants

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 16-04332**

Notice is hereby given this 22nd day of June, 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 22nd day of July, 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 22nd day of July, 2016. The Report of Sale states the amount of the foreclosure sale price to be \$124,800.00. The property sold herein is known as 2613 Oxon Run Drive, Temple Hills, MD 20748.

SYDNEY J. HARRISON  
Clerk of the Circuit Court Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123113 (6-30,7-7,7-14)

NOTICE

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

v.

Diane Marie Smerechniak-Hayes

AND

Kenneth N. Hayes,  
Personal Representative for the Estate of Vidal E. Hayes

5607 Hartfield Avenue  
Suitland, MD 20746  
Defendants

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 15-31722**

Notice is hereby given this 16th day of June, 2016, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 18th day of July, 2016. The Report of Sale states the amount of the foreclosure sale price to be \$184,910.00. The property sold herein is known as 5607 Hartfield Avenue, Suitland, MD 20746.

SYDNEY J. HARRISON  
Clerk of the Circuit Court Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123010 (6-30,7-7,7-14)

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.

Debbie Oliver, Personal Representative for the Estate of Carlos Oliver

AND

Willis Oliver, Personal Representative for the Estate of Carlos Oliver

9729 53rd Avenue  
College Park, MD 20740  
Defendants

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 15-25861**

Notice is hereby given this 17th day of June, 2016, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 18th day of July, 2016. The Report of Sale states the amount of the foreclosure sale price to be \$226,000.00. The property sold herein is known as 9729 53rd Avenue, College Park, MD 20740.

SYDNEY J. HARRISON  
Clerk of the Circuit Court Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123009 (6-30,7-7,7-14)

**THE PRINCE GEORGE’S POST NEWSPAPER**

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LEGALS

ORDER OF PUBLICATION

Income One, LLC  
C/o The Law Offices of  
Stefan B. Ades, LLC  
3604 Eastern Avenue, 4th Floor  
Baltimore, Maryland 21224

Plaintiff

vs.

Terry Wright, and  
People’s Choice Home Loan, Inc,  
and  
Ronald S. Duetch, and  
Mortgage Electronic Registration  
System (MERS), and

Prince George’s County, Maryland

and

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

District of Prince George’s, de-  
scribed as follows: Account No. 18-  
1991744; known as Lots 25, 26.  
Street address of 510 68th Pl.

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
CAE 16-10753**

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

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

It is thereupon this 13th day of  
June, 2016 by the Circuit Court for  
Prince George’s County, Maryland.

ORDERED, that notice be given  
by the insertion of a copy of this  
Order in The Prince George’s Post,  
which is a newspaper having gen-  
eral circulation in Prince George’s  
County, Maryland, once a week for  
three (3) consecutive weeks, on or  
before the 8th day of July, 2016,  
warning all persons having or  
claiming to have any interest in the  
property described above to appear  
in this Court by the 16th day of Au-  
gust, 2016 and redeem their respec-  
tive property or answer the  
Complaint, or thereafter a Final De-  
cree will be entered foreclosing all  
rights of redemption in and as to the  
property, and vesting in the Plaintiff  
a title in fee simple, free and clear of  
all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122926 (6-23-6-30,7-7)

LEGALS

ORDER OF PUBLICATION

Income One, LLC  
C/o The Law Offices of  
Stefan B. Ades, LLC  
3604 Eastern Avenue, 4th Floor  
Baltimore, Maryland 21224

Plaintiff

vs.

Sallie M Lipscomb, and  
Bernard McCain, and

Prince George’s County, Maryland

and

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

District of Prince George’s, de-  
scribed as follows: Account No. 17-  
1934744; known as UNIT 819-  
District - 17 Account Number -  
1934744. Street address of 1836 Met-  
zerott Rd Condo Unit: 819.

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
CAE 16-10754**

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

The Complaint states, among  
other things, that the amount neces-

sary for the redemption for the sub-  
ject property has not been paid, al-  
though more than six (6) months  
and a day from the sale have ex-  
pired, and more than two (2) months  
from the date that the first of the two  
(2) separate pre-suit Notices of the  
tax sale was sent to each required in-  
terested party have expired.

It is thereupon this 13th day of June,  
2016 by the Circuit Court for Prince  
George’s County, Maryland.

ORDERED, that notice be given by  
the insertion of a copy of this Order  
in The Prince George’s Post, which  
is a newspaper having general circula-  
tion in Prince George’s County,  
Maryland, once a week for three (3)  
consecutive weeks, on or before the  
8th day of July, 2016, warning all  
persons having or claiming to have  
any interest in the property de-  
scribed above to appear in this Court  
by the 16th day of August, 2016 and  
redeem their respective property or  
answer the Complaint, or thereafter  
a Final Decree will be entered fore-  
closing all rights of redemption in  
and as to the property, and vesting  
in the Plaintiff a title in fee simple,  
free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122927 (6-23,6-30,7-7)

LEGALS

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

Plaintiff

v.

THE ESTATE OF, PERSONAL REP-  
RESENTATIVE, AND KNOWN  
AND UNKNOWN HEIRS AND  
ASSIGNS OF JESSIE MAE STONE

and

JESSIE T. JACKSON

and

JOHN THEIRRIEN ALLEN

and

JOYCE NOBLE TAYLOR

and

THE STATE OF MARYLAND

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: 418 Birchleaf  
Ave, Capitol Heights, MD 20743  
Account Number: 18 2100774  
Description: 6,000.0000 Sq. Ft. &  
Imps. Josephs Manor, Lot 2 Blk B  
Assmt: \$142,000.00  
Liber/Folio: 5112/76  
Assessed To: Stone, Jessie M, et al.

**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
CAE 15-04328**

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: 418 Birchleaf  
Ave, Capitol Heights, MD 20743  
Account Number: 18 2100774  
Description: 6,000.0000 Sq. Ft. &  
Imps. Josephs Manor, Lot 2 Blk B  
Assmt: \$142,000.00  
Liber/Folio: 5112/76  
Assessed To: Stone, Jessie M, et al.

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 13th day of  
June, 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 circulation in Prince  
George’s County, once a week for  
three successive weeks on or before  
the 8th day of July, 2016, warning  
all persons interested in the said prop-  
erties to be and appear in this Court  
by the 16th day of August, 2016, and  
redeem the Property, and answer the  
Complaint, or thereafter a final  
judgment will be rendered foreclos-  
ing all rights of redemption in this  
Property and vesting in the Plaintiff  
a title, free and clear of all encum-  
brances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122952 (6-23-6-30,7-7)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

COMMERCIAL AND RESIDEN-  
TIAL ECONOMIC DEVELOPERS,  
INC.

and

WASHINGTON AREA COMMU-  
NITY INVESTMENT FUND, INC.

and

HENRY J. BROTHERS II, TRUSTEE

and

DONNA GRIGSBY, TRUSTEE

and

PRINCE GEORGE’S COUNTY

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

Property Address: 0 Palmer Rd.,  
Fort Washington, MD 20744  
Account Number: 12 1335694  
Description: 2.4600 Acres Map 114  
Grid A3 Par 122  
Assmt: \$79,900.00  
Liber/Folio: 24620/504  
Assessed To: Commercial And Res  
Ecnmc Dev Inc.

**In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-10787**

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 Palmer Rd.,  
Fort Washington, MD 20744  
Account Number: 12 1335694  
Description: 2.4600 Acres Map 114  
Grid A3 Par 122  
Assmt: \$79,900.00  
Liber/Folio: 24620/504  
Assessed To: Commercial And Res  
Ecnmc Dev 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 13th day of  
June, 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 8th day of July, 2016,  
warning all persns interested in the  
said properties to be and appear in  
this Court by the 16th day of Au-  
gust, 2016, and redeem the Property,  
and answer the Complaint, or there-  
after a final judgment will be ren-  
dered 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  
122929 (6-23,6-30,7-7)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

Hai Minh Bui

AND

Cuc Thi Vo

2808 Citrus Ln  
Upper Marlboro, MD 20774

Defendants

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-07549**

Notice is hereby given this 29th  
day of June, 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 con-  
trary thereof be shown on or before  
the 29th day of July, 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 29th day of July, 2016.

The Report of Sale states the  
amount of the foreclosure sale price  
to be \$315,924.33. The property sold  
herein is known as 2808 Citrus Ln,  
Upper Marlboro, MD 20774.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
123229 (7-7,7-14,7-21)

ORDER OF PUBLICATION

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

Plaintiff

v.

DANGERFIELD VENTURES LLC  
A/K/A DANGERFIELD ROAD  
VENTURES, LLC

and

CFG COMMUNITY BANK F/K/A  
AMERICASBANK

and

A. GARY REVER, TRUSTEE

and

MARK H. ANDERS, TRUSTEE

and

PRINCE GEORGE’S COUNTY

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

Property Address: 8600 Deborah  
St, Clinton, MD 20735  
Account Number: 09 3672649  
Description: 26,495.0000 Sq. Ft.  
Townsend Sub-resub Lot 42  
Assmt: \$19,300.00  
Liber/Folio: 23356/636  
Assessed To: Dangerfield Ventures  
LLC

**In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-10788**

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: 8600 Deborah  
St, Clinton, MD 20735  
Account Number: 09 3672649  
Description: 26,495.0000 Sq. Ft.  
Townsend Sub-resub Lot 42  
Assmt: \$19,300.00  
Liber/Folio: 23356/636  
Assessed To: Dangerfield Ventures  
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 13th day of  
June, 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 8th day of July, 2016,  
warning all persons interested in the  
said properties to be and appear in  
this Court by the 16th day of Au-  
gust, 2016, and redeem the Property,  
and answer the Complaint, or there-  
after a final judgment will be ren-  
dered 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  
122931 (6-23,6-30,7-7)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

Jeffrey B. Nix

AND

Dawn M. Nix

5300 Roberts Prospect Drive  
Bowie, MD 20720

Defendants

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-04482**

Notice is hereby given this 16th  
day of June, 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 con-  
trary thereof be shown on or before  
the 18th day of July, 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 18th day of July, 2016.

The Report of Sale states the  
amount of the foreclosure sale price  
to be \$591,679.86. The property sold  
herein is known as 5300 Roberts  
Prospect Drive, Bowie, MD 20720.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
123012 (6-30,7-7,7-14)

LEGALS

Benjamin J. Woolery, Esq.  
5303 West Court Drive  
Upper Marlboro, MD 20772  
301-627-5222

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
VIRGINIA V. COFFEY

Notice is given that Joseph C. Cof-  
fey Jr., whose address is 4705  
Riverdale Road, Riverdale, MD  
20737, was on June 16, 2016 ap-  
pointed Personal Representative of  
the estate of Virginia V. Coffey, who  
died on September 15, 2015 without  
a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 16th day of  
December, 2016.

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

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

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

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

JOSEPH COFFEY JR.  
Personal Representative

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

Estate No. 103318

123071 (6-30,7-7,7-14)

NOTICE

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

vs.

Ivan B. Baker and Melissa A. Baker  
Defendants

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

**CIVIL NO. CAEF 15-20979**

ORDERED, this 22nd day of June,  
2016 by the Circuit Court of  
PRINCE GEORGE’S COUNTY,  
Maryland, that the sale of the prop-  
erty at 9808 Snowden Road, Laurel,  
Maryland 20708 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  
22nd day of July, 2016 next, provid-  
ed a copy of this notice be in-  
serted in some newspaper  
published in said County once in  
each of three successive weeks be-  
fore the 22nd day of July, 2016, next.

The report states the amount of  
sale to be \$266,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

123108 (6-30,7-7,7-14)

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.

Jacqueline Massenburg,  
n/k/a Jacqueline Lanier

AND

Billy A. Lanier

10757 Castleton Turn  
Upper Marlboro, MD 20774

Defendants

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-32814**

Notice is hereby given this 16th  
day of June, 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 con-  
trary thereof be shown on or before  
the 18th day of July, 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 18th day of July, 2016.





LEGALS

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

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

**14405 WOODMORE OAKS COURT  
MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Lav-  
aren Jenkins and Tanya L. Jones-Sarpong, dated April 28, 2006 and  
recorded in Liber 25224, Folio 601 among the Land Records of Prince  
George’s County, Maryland, with an original principal balance of  
\$1,000,000.00, and an original interest rate of 7.250%, default having oc-  
curred under the terms thereof, the Substitute Trustees will sell at pub-  
lic 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 **JULY 12,  
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 \$80,000.00 by certified funds only (no cash  
will be accepted) is required at the time of auction. Balance of the pur-  
chase price to be paid in cash within ten days of final ratification of sale  
by the Circuit Court for Prince George’s County. At the Substitute  
Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC,  
must produce evidence, prior to bidding, of the legal formation of such  
entity. The purchaser, other than the Holder of the Note, its assigns, or  
designees, shall pay interest on the unpaid purchase money at the note  
rate from the date of foreclosure auction to the date funds are received  
in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no  
abatement of interest. All due and/or unpaid private utility, water and  
facilities charges, or front foot benefit payments, are payable by the 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 document-  
ary stamps, transfer taxes and settlement expenses, and all other costs  
incident to settlement, shall be borne by the purchaser. Purchaser shall  
be responsible for obtaining physical possession of the property. Pur-  
chaser assumes the risk of loss or damage to the property from the date  
of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with  
the terms of the sale or fails to go to settlement within ten (10) days of  
ratification of the sale, the Substitute Trustees may, in addition to any  
other available remedies, declare the entire deposit forfeited and resell  
the property at the risk and cost of the defaulting purchaser, and the  
purchaser agrees to pay reasonable attorneys’ fees for the Substitute  
Trustees, plus all costs incurred, if the Substitute Trustees have filed the  
appropriate motion with the Court to resell the property. Purchaser  
waives personal service of any paper filed in connection with such a  
motion on himself and/or any principal or corporate designee, and ex-  
pressly agrees to accept service of any such paper by regular mail di-  
rected to the address provided by said bidder at the time of foreclosure  
auction. In such event, the defaulting purchaser shall be liable for the  
payment of any deficiency in the purchase price, all costs and expenses  
of resale, reasonable attorney’s fees, and all other charges due and inci-  
dental and consequential damages, and any deficiency in the underlying  
secured debt. The purchaser shall not be entitled to any surplus pro-  
ceeds or profits resulting from any resale of the property. If the 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 re-  
turn of his deposit without interest.

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

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

122959 (6-23,6-30,7-7)

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

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

**6605 SAINT BARNABAS ROAD  
OXON HILL, MARYLAND 20745**

By virtue of the power and authority contained in a Deed of Trust from  
Tanya Samuels and Michael Samuels, dated October 17, 2007, and recorded  
in Liber 28855 at folio 078 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

**JULY 19, 2016  
AT 9:02 AM**

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in  
such other form as the Substitute Trustees may determine, at their sole dis-  
cretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer  
is the successful bidder, the deposit requirement is waived. Balance of the  
purchase price is to be paid within twenty (20) days of the final ratification  
of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland.  
Interest is to be paid on the unpaid purchase price at the rate of 5% per  
annum from date of sale to the date the funds are received in the office of  
the Substitute Trustees, if the property is purchased by an entity other than  
the noteholder and/or servicer. If payment of the balance does not occur  
within fifteen days of ratification, the deposit will be forfeited and the 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 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 # 15-615145)

**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

123054 (6-30,7-7,7-14)

LEGALS

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

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

**36 AVONDALE STREET  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Kevin  
R. Meyer and Tammy L. Meyer, dated June 25, 2010 and recorded in  
Liber 31908, Folio 021 among the Land Records of Prince George’s  
County, Maryland, with an original principal balance of \$363,294.00,  
and an original interest rate of 5.250%, 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 previ-  
ously scheduled, on next day that court sits], on **JULY 12, 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 \$40,000.00 by certified funds only (no cash  
will be accepted) is required at the time of auction. Balance of the pur-  
chase price to be paid in cash within ten days of final ratification of sale  
by the Circuit Court for Prince George’s County. At the Substitute  
Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC,  
must produce evidence, prior to bidding, of the legal formation of such  
entity. The purchaser, other than the Holder of the Note, its assigns, or  
designees, shall pay interest on the unpaid purchase money at the note  
rate from the date of foreclosure auction to the date funds are received  
in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no  
abatement of interest. All due and/or unpaid private utility, water and  
facilities charges, or front foot benefit payments, are payable by the 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 document-  
ary stamps, transfer taxes and settlement expenses, and all other costs  
incident to settlement, shall be borne by the purchaser. Purchaser shall  
be responsible for obtaining physical possession of the property. Pur-  
chaser assumes the risk of loss or damage to the property from the date  
of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with  
the terms of the sale or fails to go to settlement within ten (10) days of  
ratification of the sale, the Substitute Trustees may, in addition to any  
other available remedies, declare the entire deposit forfeited and resell  
the property at the risk and cost of the defaulting purchaser, and the  
purchaser agrees to pay reasonable attorneys’ fees for the Substitute  
Trustees, plus all costs incurred, if the Substitute Trustees have filed the  
appropriate motion with the Court to resell the property. Purchaser  
waives personal service of any paper filed in connection with such a  
motion on himself and/or any principal or corporate designee, and ex-  
pressly agrees to accept service of any such paper by regular mail di-  
rected to the address provided by said bidder at the time of foreclosure  
auction. In such event, the defaulting purchaser shall be liable for the  
payment of any deficiency in the purchase price, all costs and expenses  
of resale, reasonable attorney’s fees, and all other charges due and inci-  
dental and consequential damages, and any deficiency in the underlying  
secured debt. The purchaser shall not be entitled to any surplus pro-  
ceeds or profits resulting from any resale of the property. If the 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 re-  
turn of his deposit without interest.

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

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

122962 (6-23,6-30,7-7)

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

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

**1017 8TH STREET  
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from  
Andrew C Putman, dated October 15, 2009, and recorded in Liber 31269 at  
folio 445 among the Land Records of PRINCE GEORGE’S COUNTY, Mary-  
land 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

**JULY 19, 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 dis-  
cretion, 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 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 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 # 16-600496)

**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

123055 (6-30,7-7,7-14)

LEGALS

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

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

**11205 WOODLAWN BOULEVARD  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from  
Michael McKinney and Beverly McKinney, dated December 6, 2006 and  
recorded in Liber 26890, Folio 534 among the Land Records of Prince  
George’s County, Maryland, with an original principal balance of  
\$405,000.00, and an original interest rate of 7.400%, default having oc-  
curred under the terms thereof, the Substitute Trustees will sell at pub-  
lic 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 **JULY 19,  
2016 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements  
thereon situated in Prince George’s County, MD and more fully 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 \$35,000.00 by certified funds only (no cash  
will be accepted) is required at the time of auction. Balance of the pur-  
chase price to be paid in cash within ten days of final ratification of sale  
by the Circuit Court for Prince George’s County. At the Substitute  
Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC,  
must produce evidence, prior to bidding, of the legal formation of such  
entity. The purchaser, other than the Holder of the Note, its assigns, or  
designees, shall pay interest on the unpaid purchase money at the note  
rate from the date of foreclosure auction to the date funds are received  
in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no  
abatement of interest. All due and/or unpaid private utility, water and  
facilities charges, or front foot benefit payments, are payable by the 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 document-  
ary stamps, transfer taxes and settlement expenses, and all other costs  
incident to settlement, shall be borne by the purchaser. Purchaser shall  
be responsible for obtaining physical possession of the property. Pur-  
chaser assumes the risk of loss or damage to the property from the date  
of sale forward.

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

123027 (6-30,7-7,7-14)

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

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

**6417 85TH PLACE  
NEW CARROLLTON, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from  
Gerald Howell and Bettina Izlar, dated August 16, 2007, and recorded in  
Liber 28471 at folio 334 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

**JULY 19, 2016  
AT 9:04 AM**

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in  
such other form as the Substitute Trustees may determine, at their sole dis-  
cretion, for \$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 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 # 15-613511)

**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

123056 (6-30,7-7,7-14)

LEGALS

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from MÆE Y. CUNDIFF to Wyndham Vacation Resorts, Inc., dated February 22, 2015, and recorded May 19, 2015, in Liber 37007 at folio 00158 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated November 19, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

JULY 20, 2016  
AT 11:00A.M.

One 405,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 405,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.56 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

123137 (6-30,7-7,7-14)

LEGALS

NOTICE

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

vs.

Plaintiffs

Karen Reyes

Defendant

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

CIVIL NO. CAEF 15-08882

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1230 Portabello Court, Oxon Hill, Maryland 20745 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 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 18th day of July, 2016, next.

The report states the amount of sale to be \$145,775.00.

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

122976 (6-23,6-30,7-7)

NOTICE

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

vs.

Plaintiffs

Estate of Thomas Lee Jenkins III

Defendant

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

CIVIL NO. CAEF 16-07617

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2166 Vittoria Court #59, Mitchellville, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 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 18th day of July, 2016, next.

The report states the amount of sale to be \$153,000.00.

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

122978 (6-23,6-30,7-7)

LEGALS

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from MARCIA COLEMAN to Wyndham Vacation Resorts, Inc., dated April 07, 2012, and recorded July 20, 2012, in Liber 33806 at folio 00060 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated November 19, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

JULY 20, 2016  
AT 11:00A.M.

One 210,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 210,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

123138 (6-30,7-7,7-14)

LEGALS

NOTICE

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

vs.

Plaintiffs

Ayodeji O. Ayotunde

Defendant

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

CIVIL NO. CAEF 16-07500

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2804 Hornbeam Court, Glenarden, Maryland 20706 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 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 18th day of July, 2016, next.

The report states the amount of sale to be \$158,100.00.

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

122979 (6-23,6-30,7-7)

NOTICE

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

vs.

Plaintiffs

Thomas N Newby

Defendant

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

CIVIL NO. CAEF 13-30347

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2706 Beech Orchard Lane, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 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 18th day of July, 2016, next.

The report states the amount of sale to be \$379,065.50.

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

122977 (6-23,6-30,7-7)

LEGALS

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from William R. Black and Lynne L. Black, Trustees of the William R. Black and Lynne L. Black Joint Revocable Living Trust dated July 14, 2008 to Wyndham Vacation Resorts, Inc., dated May 21, 2011, and recorded September 01, 2011, in Liber 32935 at folio 00571 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated November 19, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

JULY 20, 2016  
AT 11:00A.M.

One 183,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 183,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

123139 (6-30,7-7,7-14)

LEGALS

NOTICE

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

vs.

Plaintiffs

Barbara Chloe and Tiffin Chloe

Defendants

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

CIVIL NO. CAEF 16-10338

ORDERED, this 22nd day of June, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5904 South Hil Mar Circle, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of July, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of July, 2016, next.

The report states the amount of sale to be \$152,000.00.

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

123106 (6-30,7-7,7-14)

NOTICE

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

vs.

Plaintiffs

Annie D. Hall and  
Deborah C. Rucker

Defendants

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

CIVIL NO. CAEF 16-04209

ORDERED, this 22nd day of June, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 600 Goldleaf Avenue, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of July, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of July, 2016, next.

The report states the amount of sale to be \$50,000.00.

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

123107 (6-30,7-7,7-14)



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

506 BOLIN TERRACE  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Tamara L. Baker, dated June 11, 2014 and recorded in Liber 36169, Folio 104 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$341,205.00, 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 **JULY 26, 2016 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, and Christianna Kersey, Substitute Trustees	Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com
123156	(7-7,7-14,7-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

7307 MARION STREET  
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Rae J. Patterson, dated August 30, 2005 and recorded in Liber 22876, Folio 237 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$139,000.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 26, 2016 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, 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
123157	(7-7,7-14,7-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

822 CHILLUM ROAD  
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Cephas R. Vaughn and Thomasine L. Vaughn, dated November 8, 2008 and recorded in Liber 30256, Folio 307 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$295,766.53, and an original interest rate of 2.400%, 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 **JULY 26, 2016 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, 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
123158	(7-7,7-14,7-21)

LEGALS

NOTICE

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

vs.

Anthony J. Bradby aka Anthony  
Bradby and Cheryl Y. Bradby  
Defendants

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

CIVIL NO. CAEF 16-04186

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9434 Fairhaven Avenue, 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 18th day of July, 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 18th day of July, 2016, next.

The report states the amount of sale to be \$222,301.64.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

122989

(6-23,6-30,7-7)

NOTICE

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

vs.

Patricia O Ndubueze and  
Manasses K Yunmbam  
Defendants

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

CIVIL NO. CAEF 15-20519

ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 13307 Big Cedar Lane, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 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 18th day of July, 2016, next.

The report states the amount of sale to be \$543,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

122991

(6-23,6-30,7-7)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

HELEN JOYCE THOMAS  
703 Quarry Avenue  
Capitol Heights, MD 20743  
Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-00059

Notice is hereby given this 22nd day of June, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 703 Quarry Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of July, 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 22nd day of July, 2016.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk

123120

(6-30,7-7,7-14)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

SHERYL A. RICKFORD  
3707 Green Ash Court  
Beltsville, MD 20705  
Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 14-29401

Notice is hereby given this 22nd day of June, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3707 Green Ash Court, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of July, 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 22nd day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$359,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

123121

(6-30,7-7,7-14)

LEGALS

NOTICE

Jacob Geesing, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

DUANE P. THOMAS  
409 Dateleaf Avenue  
Capitol Heights, MD 20743  
Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAE 13-02451

Notice is hereby given this 22nd day of June, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 409 Dateleaf Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of July, 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 22nd day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$152,250.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

123122

(6-30,7-7,7-14)

NOTICE

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

vs.

Warren Harding Jackson Jr.  
Defendant

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

CIVIL NO. CAEF 16-10282

ORDERED, this 22nd day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9012 Loughran Road, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of July, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of July, 2016, next.

The report states the amount of sale to be \$292,699.26.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

123105

(6-30,7-7,7-14)

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LEGALS

**ORDER OF PUBLICATION**

US Bank Custodian for  
LienLogic Fund 1 M  
C/o The Law Offices of  
Stefan B. Ades, LLC  
3604 Eastern Avenue, 4th Floor  
Baltimore, Maryland 21224

vs. Plaintiff

Seat Pleasant Community Develop-  
ment Corporation, and  
Prince George’s County, Maryland

and

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

District of Prince George’s, de-  
scribed as follows: Account No. 18-  
2021962; known as Street address of  
6017 Seat Pleasant Dr.

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
CAE 16-10757**

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

The Complaint states, among  
other things, that the amount neces-  
sary for the redemption for the sub-  
ject property has not been paid,  
although more than six (6) months  
and a day from the sale have ex-  
pired, and more than two (2)  
months from the date that the first  
of the two (2) separate pre-suit No-  
tices of the tax sale was sent to each  
required interested party have ex-  
pired.

It is thereupon this 13th day of  
June, 2016 by the Circuit Court for  
Prince George’s County, Maryland.

ORDERED, that notice be given  
by the insertion of a copy of this  
Order in The Prince George’s Post,  
which is a newspaper having gen-  
eral circulation in Prince George’s  
County, Maryland, once a week for  
three (3) consecutive weeks, on or  
before the 8th day of July, 2016,  
warning all persons having or claim-  
ing to have any interest in the prop-  
erty described above to appear in  
this Court by the 16th day of Aug-  
ust, 2016 and redeem their respec-  
tive property or answer the Com-  
plaint, or thereafter a Final Decree  
will be entered foreclosing all rights  
of redemption in and as to the prop-  
erty, and vesting in the Plaintiff a  
title in fee simple, free and clear of  
all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122925 (6-23,6-30,7-7)

**ORDER OF PUBLICATION**

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

Plaintiff

v.

THE ESTATE OF  
FRANCES P. OVERSTREET

and

THE ESTATE OF  
KATHLEEN P. BROWN

and

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal rep-  
resentatives, 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 Patuxent Ave,  
Glenn Dale, MD 20769  
Account Number: 14 1655851  
Description: Pt. of Lot 4, 1.0000  
Acres, Glendale Blk 4  
Assmt: \$75,000.00  
Liber/Folio: 4520/014  
Assessed To: Overstreet, Earl &  
Frances P.

**In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 16-10789**

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 Patuxent Ave,  
Glenn Dale, MD 20769  
Account Number: 14 1655851  
Description: Pt. of Lot 4, 1.0000  
Acres, Glendale Blk 4  
Assmt: \$75,000.00  
Liber/Folio: 4520/014  
Assessed To: Overstreet, Earl &  
Frances 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 13th day of  
June, 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 8th day of July, 2016,  
warning all persons interested in the  
said properties to be and appear in  
this Court by the 16th day of Aug-  
ust, 2016, and redeem the Property,  
and answer the Complaint, or there-  
after a final judgment will be ren-  
dered foreclosing all rights of redem-  
ption 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  
122941 (6-23,6-30,7-7)

File No. 14-PG-MG-3054

**ORDER OF PUBLICATION**

MTAG as Custodian for  
MGD-MD, LLC  
C/o Ryan Lewis, Esquire  
O’Connell & Lewis, LLC  
6701 Democracy Blvd., Suite 300  
Bethesda, MD 20817  
Tel. (301) 571-2450

Plaintiff

vs.

Joseph Kelliebrew, and  
Edward Kelliebrew, and  
Prince George’s County, Maryland,

And

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

**5400 Addison Rd.  
Fairmount Heights, MD 20743**

Legal Description: LOT 454 EX 178  
SQ FT  
Tax ID: 2055770  
Deed Ref.: 3930/223  
Assessed to: Kelliebrew, Joseph,

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
Case Number: CAE 16-10813**

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

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George’s County, Maryland  
123200 (7-7)

LEGALS

Gregory C Cockerham, Trustee

and

Charles B. Marek III, Trustee

and

David L. Snyder, Trustee

and

Jonathan I. Kipnis, Trustee

and

David C. Hahn, Trustee

and

James M. Burke, Trustee

and

Bruce Maas, Trustee

and

Reliable Contracting Co. Inc.

and

Vincent A. Tramonte, Trustee

and

Jill J. Roberts, Trustee

and

Prince George’s County, Maryland

and

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal rep-  
resentatives, 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  
County of Prince George’s

Property Address: 4002 Diplomat  
Ave. Bowie, MD 20721  
Account Number: 07 3760485  
Description: 33,120.0000 Sq. Ft.  
Collingbrook Lot 67 Blk A  
Assmt: \$31,900  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor LLC

**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
CAE 16-10988**

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

Property Address: 4002 Diplomat  
Ave. Bowie, MD 20721  
Account Number: 07 3760485  
Description: 33,120.0000 Sq. Ft.  
Collingbrook Lot 67 Blk A  
Assmt: \$31,900  
Liber/Folio: 32694/191  
Assessed To: Fairview Manor 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 13th day of  
June, 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 circulation in Prince  
George’s County, once a week for  
three successive weeks on or before  
the 8th day of July, 2016, warning  
all persons interested in the said prop-  
erties to be and appear in this Court  
by the 16th day of August, 2016, and  
redeem the Property, and answer the  
Complaint, or thereafter a final judg-  
ment will be rendered foreclosing  
all rights of redemption in this Prop-  
erty 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  
122941 (6-23,6-30,7-7)

File No. 14-PG-MG-3054

**ORDER OF PUBLICATION**

MTAG as Custodian for  
MGD-MD, LLC  
C/o Ryan Lewis, Esquire  
O’Connell & Lewis, LLC  
6701 Democracy Blvd., Suite 300  
Bethesda, MD 20817  
Tel. (301) 571-2450

Plaintiff

vs.

Joseph Kelliebrew, and  
Edward Kelliebrew, and  
Prince George’s County, Maryland,

And

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

**5400 Addison Rd.  
Fairmount Heights, MD 20743**

Legal Description: LOT 454 EX 178  
SQ FT  
Tax ID: 2055770  
Deed Ref.: 3930/223  
Assessed to: Kelliebrew, Joseph,

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
Case No. CAE 16-26357**

A petition has been filed to change  
the name of Mirabel Azanghe Fru to  
Mirabel Azanghe Tandafor.

The latest day by which an objec-  
tion to the Petition may be filed is  
July 25, 2016.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George’s County, Maryland  
123200 (7-7)

LEGALS

File No. 14-PG-MG-3060

**ORDER OF PUBLICATION**

MTAG as Custodian for  
MGD-MD, LLC  
C/o Ryan Lewis, Esquire  
O’Connell & Lewis, LLC  
6701 Democracy Blvd., Suite 300  
Bethesda, MD 20817  
Tel. (301) 571-2450

Plaintiff

vs.

272 Jackson Park Road, LLC, and  
Prince George’s County, Maryland,

And

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

**1200 Indo Pl.  
Hyattsville, MD 20785**

Legal Description: LOTS 23,24,25  
Tax ID: 1544261  
Deed Ref.: 32645/00104  
Assessed to: 272 Jackson Park  
Road LLC,

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
Case Number: CAE 16-10811**

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

**1200 Indo Pl.,  
Hyattsville, MD 20785**

Legal Description: LOTS 23,24,25  
Tax ID: 1544261  
Deed Ref.: 32645/00104  
Assessed to: 272 Jackson Park  
Road LLC

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

It is thereupon this 13th day of  
June, 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 a newspaper having a gen-  
eral circulation in Prince George’s  
County, Maryland once a week for  
three successive weeks, before the  
8th day of July, 2016, warning all  
persons interested in the said prop-  
erties to be and appear in this Court  
by the 16th day of August, 2016, and  
redeem the Property, and answer the  
Complaint, or thereafter a final  
judgment will be rendered foreclos-  
ing all rights of redemption in this  
Property and vesting in the Plaintiff  
a title, free and clear of all encum-  
brances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
122922 (6-23,6-30,7-7)

**ORDER OF PUBLICATION**

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

Plaintiff

v.

NICOLA A LOGAN

and

DEUTSCHE BANK  
NATIONAL TRUST

and

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

and

THE FEDERAL HOME LOAN  
MORTGAGE CORPORATION

and

JEFFREY NADEL, TRUSTEE

and

SCOTT NADEL, TRUSTEE

and

ROBERT W. NEFF, TRUSTEE

and

ROBERT K. BOWIE, TRUSTEE

and

HOLLY HILL CONDOMINIUM

and

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal rep-  
resentatives, 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: 7206 Donnell Pl,  
Unit 7206-C8, District Height, 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 16-10790**

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

Property Address: 7206 Donnell Pl,  
Unit 7206-C8, District Height, 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 16-10790**

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
123238 (7-7,7-14,7-21)



LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAMES MICHAEL SMITH**

Notice is given that Diretta Smith, whose address is 3411 Kidder Road, Clinton, MD 20735, was on June 20, 2016 appointed personal representative of the small estate of James Michael Smith who died on May 29, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

DIRETTA SMITH  
Personal Representative

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

Estate No. 103430  
123210 (7-7)

NOTICE  
IN THE MATTER OF:  
**U Jalloh Lutegarde Bata Kotoko**

FOR THE CHANGE OF  
NAME TO:  
**Umu Jalloh**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 16-26562**

A petition has been filed to change the name of U Jalloh Lutegarde Bata Kotoko to Umu Jalloh.

The latest day by which an objection to the Petition may be filed is July 25, 2016.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
123198 (7-7)

NOTICE  
IN THE MATTER OF:  
**Reina Isabel Rivera**

FOR THE CHANGE OF  
NAME TO:  
**Reina Isabel Escobar Delgado**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 16-26461**

A petition has been filed to change the name of Reina Isabel Rivera to Reina Isabel Escobar Delgado.

The latest day by which an objection to the Petition may be filed is July 25, 2016.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
123199 (7-7)

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.  
Odir S. Ruiz-Garcia  
1202 Lindsay Road  
Oxon Hill, MD 20745  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-01399**

Notice is hereby given this 29th day of June, 2016, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 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 29th day of July, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$147,251.81. The property sold herein is known as 1202 Lindsay Road, Oxon Hill, MD 20745.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123231 (7-7,7-14,7-21)

NOTICE

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

v.  
Keona Charmelle Barnes  
652 Harry S. Truman Drive  
Upper Marlboro, MD 20774  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-04337**

Notice is hereby given this 29th day of June, 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 29th day of July, 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 29th day of July, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$187,050.00. The property sold herein is known as 652 Harry S. Truman Drive, Upper Marlboro, MD 20774.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123232 (7-7,7-14,7-21)

NOTICE

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

vs.  
LAJUAN A. DOLEMAN  
3912 28th Avenue  
Temple Hills, MD 20748  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-37057**

Notice is hereby given this 29th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3912 28th Avenue, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$126,350.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123239 (7-7,7-14,7-21)

NOTICE

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

vs.  
MARY E. ELLISON  
9200 Edwards Way, Unit # 306  
Hyattsville, MD 20783  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-40502**

Notice is hereby given this 29th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9200 Edwards Way, Unit # 306, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$68,250.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123240 (7-7,7-14,7-21)

NOTICE

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

v.  
Pearl E. Holmes  
6102 Kolb Street  
Fairmont Heights, MD 20743  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-10561**

Notice is hereby given this 29th day of June, 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 29th day of July, 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 29th day of July, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$64,500.00. The property sold herein is known as 6102 Kolb Street, Fairmont Heights, MD 20743.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123233 (7-7,7-14,7-21)

NOTICE

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

vs.  
CHAZZ BANKS  
1215 Accokeek Landing Drive  
Accokeek, MD 20607  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-09472**

Notice is hereby given this 29th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1215 Accokeek Landing Drive, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$312,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123241 (7-7,7-14,7-21)

NOTICE

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

vs.  
ALIYA RAINER  
512 Garrett A Morgan Boulevard  
Landover, MD 20785  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-25641**

Notice is hereby given this 29th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 512 Garrett A Morgan Boulevard, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$213,150.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123242 (7-7,7-14,7-21)

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.  
David K. Hill, Sr.  
AND

Joan Scott Hill  
12307 Lily Green Way  
Upper Marlboro, MD 20772  
Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-25103**

Notice is hereby given this 29th day of June, 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 29th day of July, 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 29th day of July, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$668,357.13. The property sold herein is known as 12307 Lily Green Way, Upper Marlboro, MD 20772.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123230 (7-7,7-14,7-21)

NOTICE

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

vs.  
RALANDA GRACE MILLER  
15310 Pocopson Creek Way  
Brandywine, MD 20613  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-31661**

Notice is hereby given this 29th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15310 Pocopson Creek Way, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$208,444.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123243 (7-7,7-14,7-21)

NOTICE

Jacob Geesing, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees,  
Plaintiffs

vs.  
OLAKANMI EVERGREEN  
TRACY GAIL EVERGREEN  
14814 Dunleigh Drive  
Bowie, MD 20721  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 12-26961**

Notice is hereby given this 1st day of July, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14814 Dunleigh Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2016.

The report states the purchase price at the Foreclosure sale to be \$350,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123244 (7-7,7-14,7-21)

LEGALS

NOTICE

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

vs.  
Estate of Lois Hobson  
Defendant

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

**CIVIL NO. CAEF 16-10565**  
ORDERED, this 1st day of July, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 126 Daimler Drive, 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 1st day of August, 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 1st day of August, 2016, next.

The report states the amount of sale to be \$75,650.00.

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

123221 (7-7,7-14,7-21)

NOTICE

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

vs.  
Carolyn D Washington  
Defendant

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

**CIVIL NO. CAEF 16-10342**  
ORDERED, this 1st day of July, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6125 Hil Mar Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2016, next.

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

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

123222 (7-7,7-14,7-21)

NOTICE

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

vs.  
Estate of Debra R. Williams  
Defendant

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

**CIVIL NO. CAEF 16-07755**  
ORDERED, this 1st day of July, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3859 St Barnabas Road T3, Silver Hill, Maryland 20746 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2016, next.

The report states the amount of sale to be \$18,000.00.

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

123223 (7-7,7-14,7-21)

NOTICE

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

vs.  
Gabriel Ferere Jr  
Defendant

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

**CIVIL NO. CAEF 16-07505**  
ORDERED, this 1st day of July, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4005 Ayden Court, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2016, next.

The report states the amount of sale to be \$269,615.09.

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

123224 (7-7,7-14,7-21)

NOTICE

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

vs.  
Stephane Kebe  
Defendant

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

**CIVIL NO. CAEF 16-07504**  
ORDERED, this 1st day of July, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8701 34TH Avenue, College Park, Maryland 20740 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2016, next.

The report states the amount of sale to be \$202,000.00.

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

123225 (7-7,7-14,7-21)

NOTICE

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

vs.  
Latonya Y Anderson  
Defendant

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

**CIVIL NO. CAEF 16-04102**  
ORDERED, this 1st day of July, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8002 Kingsmill Road, Brandywine, Maryland 20613 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 1st day of August, 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 1st day of August, 2016, next.

The report states the amount of sale to be \$393,967.87.

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

123226 (7-7,7-14,7-21)

NOTICE

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

vs.  
Juan A. Harris  
Defendant

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

**CIVIL NO. CAEF 15-37088**  
ORDERED, this 1st day of July, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1873 S Addison Road, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2016, next.

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

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

123227 (7-7,7-14,7-21)

NOTICE

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

vs.  
Michelle Y F Enoch-Njoku  
Defendant

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

**CIVIL NO. CAEF 15-35211**  
ORDERED, this 1st day of July, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6530 Beechwood Drive, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2016, next.

The report states the amount of sale to be \$120,000.00.

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

123228 (7-7,7-14,7-21)

THE PRINCE  
GEORGE'S POST  
YOUR NEWSPAPER OF LEGAL RECORD!  
CALL 301-627-0900  
FAX 301-627-6260

LEGALS

Law Offices  
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.  
Attorneys and Counselors At Law  
1401 Rockville Pike, Suite 650  
Rockville, Maryland 20852  
Telephone 301-738-7657  
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
4202 34TH STREET, MT. RAINIER, MD 20712-1736

By virtue of the power and authority contained in a Deed of Trust from MÁRIO N. CHAVEZ, ROSA E. CHAVEZ, and SERGIO BENDIXEN, dated July 27, 1990 and recorded in Liber 7727 at Folio 131 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse door, in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, JULY 26, 2016**  
**AT 3:20 P.M.**

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

LOT NUMBERED THREE (3)IN BLOCK NUMBERED NINE (9) IN THE SUBDIVISION KNOWN AS "MOUNT RANIER", AS THE SAME IS RECORDED IN PLAT BOOK A AT PLAT 5 AMONG THE LAND RECORDS FOR PRINCE GEORGE'S COUNTY, MARYLAND, SAVING AND EXCEPTING THAT PORTION OF SAID LOT 3 RECORDED IN LIBER 188 AT FOLIO 317 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING LOCATED IN THE 17TH ELECTION DISTRICT.

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

TERMS OF SALE: A deposit of \$6,500.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 10.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,  
AND ERICA T. DAVIS  
Substitute Trustees, by virtue of Instrument recorded  
among the land records of Prince George's County, Maryland

Brenda J. DiMarco, Auctioneer  
14804 Main Street  
Upper Marlboro, MD 20772  
Tel: (301) 627-1002  
Auctioneer's Number # A00116

123152 (7-7,7-14,7-21)

Law Offices  
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.  
Attorneys and Counselors At Law  
1401 Rockville Pike, Suite 650  
Rockville, Maryland 20852  
Telephone 301-738-7657  
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
4810 Stilton Court, Condo Unit 55, Upper Marlboro, MD 20772

By virtue of the power and authority contained in a Deed of Trust from WALDO G. MCMILLAN and AMANDA P. MCMILLAN, dated June 26, 2006 and recorded in Liber 27732 at Folio 749 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance of the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, JULY 26, 2016**  
**AT 3:00 P.M.**

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

Unit 55 in the Subdivision known as Phase 16, Highland Gate Condominium, a condominium regime established by the Condominium Declaration made by Coscan Highland Gate, Inc. a Maryland Corporation, dated May 20, 1999 and recorded May 25, 1999 among the Land Records of Prince George's County, Maryland in Liber 13098, Folio 273, and Supplementary Declaration to include Phase 16 recorded on March 27, 2000 in Liber 14251, Folio 474 and any recorded amendments or supplements thereto, as of the date hereof, and by condominium plats and plans recorded in Condominium Plat Book VJ191 20 thru 22, inclusive, together with an undivided percentage interest in and to the common elements of said Phase 16, Highland Gate Condominium as set fourth in the Condominium Declaration. The improvements thereon being known as 4810 Stilton Court, Upper Marlboro, Maryland 20772.

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office.

LEGALS

It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,  
AND ERICA T. DAVIS  
Substitute Trustees, by virtue of Instrument recorded  
among the land records of Prince George's County, Maryland

Brenda J. DiMarco, Auctioneer  
14804 Main Street  
Upper Marlboro, MD 20772  
Tel: (301) 627-1002  
Auctioneer's Number # A00116

123153 (7-7,7-14,7-21)

Law Offices  
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.  
Attorneys and Counselors At Law  
1401 Rockville Pike, Suite 650  
Rockville, Maryland 20852  
Telephone 301-738-7657  
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
9502 Castle Drive, Upper Marlboro, MD 20772-9428

By virtue of the power and authority contained in a Deed of Trust from CLARA MAE THOMAS and FRANK THOMAS, dated November 30, 2007 and recorded in Liber 29305 at Folio 611 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, JULY 26, 2016**  
**AT 3:05 P.M.**

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

LOT NUMBERED TWO (2) IN BLOCK LETTERED "C" IN THE SUBDIVISION KNOWN AS "WESTPHALIA ESTATES" AS PER PLAT RECORDED IN PLAT BOOK WWW-33, PLAT NO. 7, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

SAVING AND EXCEPTING part of Lot 2, Block C equaling 4,308 square feet conveyed in Liber 4417 at folio 7. This property is currently assessed as Part Lot 2 equal to 15,706 square feet.

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

\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS\*

TERMS OF SALE: A deposit of \$13,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN and SAMUEL D. WILLIAMOWSKY,  
Substitute Trustees, by virtue of Instrument recorded  
among the land records of Prince George's County, Maryland

Brenda J. DiMarco, Auctioneer  
14804 Main Street  
Upper Marlboro, MD 20772  
Tel: (301) 627-1002  
Auctioneer's Number # A00116

123154 (7-7,7-14,7-21)

NOTICE

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

vs.

Huler Dewayne Dixon  
Defendant

IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAEF 16-10337

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

vs.

Briana Janel Brown  
Defendant

IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAEF 16-07502

ORDERED, this 29th day of June, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2601 Fairlawn Street, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of July, 2016, next.

The report states the amount of sale to be \$152,000.00.

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

123211 (7-7,7-14,7-21)

ORDERED, this 29th day of June, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3358 Huntley Square Drive Apartment T1, Apartment T1, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of July, 2016, next.

The report states the amount of sale to be \$40,093.00.

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

123212 (7-7,7-14,7-21)

LEGALS

Law Offices  
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.  
Attorneys and Counselors At Law  
1401 Rockville Pike, Suite 650  
Rockville, Maryland 20852  
Telephone 301-738-7657  
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
10241 Prince Place, Unit 203, Upper Marlboro, MD 20774

By virtue of the power and authority contained in a Deed of Trust from KEVIN WILSON, dated July 31, 2001 and recorded in Liber 14919 at Folio 243 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, JULY 26, 2016**  
**AT 3:10 P.M.**

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

Unit numbered 27-203, in Building numbered Twenty Seven (27) on Master Plat One of Section Two of a plan of condominium entitled "THE PINES CONDOMINIUM" as per plats and plans thereof recorded in Condominium Plat Book WWW 84 at plats 3 through 11, among the land records of Prince George's County, Maryland, and being part of the land and premise made subject to a horizontal property on condominium regime by a Master Deed dated May 4, 1973, and recorded in Liber 4218 at folio 454, among the aforesaid land records.

Being located in the 13th Election District of the said County.

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

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,  
AND ERICA T. DAVIS  
Substitute Trustees, by virtue of Instrument recorded  
among the land records of Prince George's County, Maryland

Brenda J. DiMarco, Auctioneer  
14804 Main Street  
Upper Marlboro, MD 20772  
Tel: (301) 627-1002  
Auctioneer's Number # A00116

123155 (7-7,7-14,7-21)

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.**

**10103 MIKE ROAD  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Angela D. Collins and Brian L Collins Sr, dated July 25, 2005, and recorded in Liber 23945 at folio 014 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

**JULY 26, 2016**  
**AT 9:08 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-613431)

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

123194 (7-7,7-14,7-21)



LEGALS		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	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
v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff
Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC
and	and	and	and	and	and
Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC
and	and	and	and	and	and
Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.
and	and	and	and	and	and
Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC
and	and	and	and	and	and
Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company
and	and	and	and	and	and
Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee
and	and	and	and	and	and
Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee
and	and	and	and	and	and
Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee
and	and	and	and	and	and
David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee
and	and	and	and	and	and
Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee
and	and	and	and	and	and
David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee
and	and	and	and	and	and
James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee
and	and	and	and	and	and
Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee
and	and	and	and	and	and
Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.
and	and	and	and	and	and
Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee
and	and	and	and	and	and
Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee
and	and	and	and	and	and
Prince George’s County, Maryland	Prince George’s County, Maryland	Prince George’s County, Maryland	Prince George’s County, Maryland	Prince George’s County, Maryland	Prince George’s County, Maryland
And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s
Property Address: 14518 Danforth St. Bowie, MD 20721 Account Number: 07 3760279 Description: 40,280.0000 Sq. Ft. Collingbrook Lot 55 Blk D Assmt: \$32,100 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4005 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760592 Description: 30,091.0000 Sq. Ft. Collingbrook Lot 64 Blk D Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3914 Deep Hollow Way Bowie, MD 20721 Account Number: 07 5760345 Description: 33,447.0000 Sq. Ft. Collingbrook Lot 14 Blk E Assmt: \$31,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3904 Deep Hollow Way Bowie, MD 20721 Account Number: 07 3760394 Description: 33,664.0000 Sq. Ft. Collingbrook Lot 19 Blk E Assmt: \$31,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3918 Deep Hollow Way Bowie, MD 20721 Account Number: 07 3760329 Description: 30,899.0000 Sq. Ft. Collingbrook Lot 12 Blk E Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4004 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760493 Description: 43,119.0000 Sq. Ft. Collingbrook Lot 68 Blk A Assmt: \$32,100 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC
In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10980	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10981	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10982	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10983	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10984	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10987
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:
Property Address: 14518 Danforth St. Bowie, MD 20721 Account Number: 07 3760279 Description: 40,280.0000 Sq. Ft. Collingbrook Lot 55 Blk D Assmt: \$32,100 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4005 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760592 Description: 30,091.0000 Sq. Ft. Collingbrook Lot 64 Blk D Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3914 Deep Hollow Way Bowie, MD 20721 Account Number: 07 5760345 Description: 33,447.0000 Sq. Ft. Collingbrook Lot 14 Blk E Assmt: \$31,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3904 Deep Hollow Way Bowie, MD 20721 Account Number: 07 3760394 Description: 33,664.0000 Sq. Ft. Collingbrook Lot 19 Blk E Assmt: \$31,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3918 Deep Hollow Way Bowie, MD 20721 Account Number: 07 3760329 Description: 30,899.0000 Sq. Ft. Collingbrook Lot 12 Blk E Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4004 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760493 Description: 43,119.0000 Sq. Ft. Collingbrook Lot 68 Blk A Assmt: \$32,100 Liber/Folio: 32694/191 Assessed To: Fairview Manor 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 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 18th day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 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 122935 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland  True Copy—Test: Sydney J. Harrison, Clerk 122936 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland  True Copy—Test: Sydney J. Harrison, Clerk 122937 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland  True Copy—Test: Sydney J. Harrison, Clerk 122938 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland  True Copy—Test: Sydney J. Harrison, Clerk 122939 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland  True Copy—Test: Sydney J. Harrison, Clerk 122940 (6-23,6-30,7-7)

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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
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	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
v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff
Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC
and	and	and	and	and	and
Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC
and	and	and	and	and	and
Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.
and	and	and	and	and	and
Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC
and	and	and	and	and	and
Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company
and	and	and	and	and	and
Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee
and	and	and	and	and	and
Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee
and	and	and	and	and	and
Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee
and	and	and	and	and	and
David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee
and	and	and	and	and	and
Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee
and	and	and	and	and	and
David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee
and	and	and	and	and	and
James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee
and	and	and	and	and	and
Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee
and	and	and	and	and	and
Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.
and	and	and	and	and	and
Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee
and	and	and	and	and	and
Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee
and	and	and	and	and	and
Prince George’s County, Maryland	Prince George’s County, Maryland	Prince George’s County, Maryland	Prince George’s County, Maryland	Prince George’s County, Maryland	Prince George’s County, Maryland
And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s
Property Address: 4000 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760477 Description: 32,059.0000 Sq. Ft. Collingbrook Lot 66 Blk A Assmt: \$31,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3902 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3560273 Description: 34,836.0000 Sq. Ft. Collingbrook Lot 58 Blk A Assmt: \$31,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3912 Deep Hollow Way Account Number: 07 3760352 Description: 37,675.0000 Sq. Ft. Collingbrook Lot 15 Blk E Assmt: \$32,000 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4005 Diamond-head Ave. Bowie, MD 20721 Account Number: 07 3558459 Description: 43,174.0000 Sq. Ft. Collingbrook Lot 34 Blk A Assmt: \$32,100 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 14512 Danforth St. Bowie, MD 20721 Account Number: 07 3760295 Description: 30,012.0000 Sq. Ft. Collingbrook Lot 57 Blk D Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3912 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760444 Description: 31,908.0000 Sq. Ft. Collingbrook Lot 63 Blk A Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC
In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10979	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10989	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10990	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10991	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10992	In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10993
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:
Property Address: 4000 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760477 Description: 32,059.0000 Sq. Ft. Collingbrook Lot 66 Blk A Assmt: \$31,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3902 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3560273 Description: 34,836.0000 Sq. Ft. Collingbrook Lot 58 Blk A Assmt: \$31,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 3912 Deep Hollow Way Account Number: 07 3760352 Description: 37,675.0000 Sq. Ft. Collingbrook Lot 15 Blk E Assmt: \$32,000 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4005 Diamond-head Ave. Bowie, MD 20721 Account Number: 07 3558459 Description: 43,174.0000 Sq. Ft. Collingbrook Lot 34 Blk A Assmt: \$32,100 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 14512 Danforth St. Bowie, MD 20721 Account Number: 07 3760295 Description: 30,012.0000 Sq. Ft. Collingbrook Lot 57 Blk D Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 39123912 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760444 Description: 31,908.0000 Sq. Ft. Collingbrook Lot 63 Blk A Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor 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 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 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 122934 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Sydney J. Harrison, Clerk 122942 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Sydney J. Harrison, Clerk 122943 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Sydney J. Harrison, Clerk 122944 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Sydney J. Harrison, Clerk 122945 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Sydney J. Harrison, Clerk 122946 (6-23,6-30,7-7)

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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	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
v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff
Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC	Fairview Manor, LLC
and	and	and	and	and	and
Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC	Arcadian Four, LLC
and	and	and	and	and	and
Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.	Beazer Homes Corp.
and	and	and	and	and	and
Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC	Mid-Atlantic Builders of Fairview Manor, LLC
and	and	and	and	and	and
Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company	Lexon Insurance Company
and	and	and	and	and	and
Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee	Michael Middleton, Trustee
and	and	and	and	and	and
Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee	Gregory C Cockerham, Trustee
and	and	and	and	and	and
Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee	Charles B. Marek III, Trustee
and	and	and	and	and	and
David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee	David L. Snyder, Trustee
and	and	and	and	and	and
Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee	Jonathan I. Kipnis, Trustee
and	and	and	and	and	and
David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee	David C. Hahn, Trustee
and	and	and	and	and	and
James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee	James M. Burke, Trustee
and	and	and	and	and	and
Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee	Bruce Maas, Trustee
and	and	and	and	and	and
Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.	Reliable Contracting Co. Inc.
and	and	and	and	and	and
Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Vincent A. Tramonte, Trustee	Prince George’s County, Maryland	Prince George’s County, Maryland
and	and	and	and	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	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
Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Jill J. Roberts, Trustee	Property Address: 4018 Diamond-head Ave. Bowie, MD 20721 Account Number: 07 3558376 Description: 228,870.0000 Sq. Ft. Collingbrook Lot 26 Blk A Assmt: \$36,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4010 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760527 Description: 57,639.0000 Sq. Ft. Collingbrook Lot 71 Blk A Assmt: \$32,500 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC
and	and	and	and	<b>In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-11002</b>	<b>In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10978</b>
Prince George’s County, Maryland	Prince George’s County, Maryland	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 property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:
Property Address: 3916 Deep Hol-low Way Bowie, MD 20721 Account Number: 07 3760337 Description: 31,566.0000 Sq. Ft. Collingbrook Lot 13 Blk E Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4010 Diamond-head Ave. Bowie, MD 20721 Account Number: 07 3558335 Description: 53,133.0000 Sq. Ft. Collingbrook Lot 22 Blk A Assmt: \$32,400 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4006 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760501 Description: 75,523.0000 Sq. Ft. Collingbrook Lot 69 Blk A Assmt: \$32,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4009 Diamond-head Ave. Bowie, MD 20721 Account Number: 07 3558442 Description: 48,064.0000 Sq. Ft. Collingbrook Lot 33 Blk A Assmt: \$32,300 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4018 Diamond-head Ave. Bowie, MD 20721 Account Number: 07 3558376 Description: 228,870.0000 Sq. Ft. Collingbrook Lot 26 Blk A Assmt: \$36,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4010 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760527 Description: 57,639.0000 Sq. Ft. Collingbrook Lot 71 Blk A Assmt: \$32,500 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC
<b>In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10998</b>	<b>In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-10999</b>	<b>In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-11000</b>	<b>In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 16-11001</b>	Property Address: 4018 Diamond-head Ave. Bowie, MD 20721 Account Number: 07 3558376 Description: 228,870.0000 Sq. Ft. Collingbrook Lot 26 Blk A Assmt: \$36,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4010 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760527 Description: 57,639.0000 Sq. Ft. Collingbrook Lot 71 Blk A Assmt: \$32,500 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The 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 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 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.
Property Address: 3916 Deep Hol-low Way Bowie, MD 20721 Account Number: 07 3760337 Description: 31,566.0000 Sq. Ft. Collingbrook Lot 13 Blk E Assmt: \$31,800 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4010 Diamond-head Ave. Bowie, MD 20721 Account Number: 07 3558335 Description: 53,133.0000 Sq. Ft. Collingbrook Lot 22 Blk A Assmt: \$32,400 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4006 Diplomat Ave. Bowie, MD 20721 Account Number: 07 3760501 Description: 75,523.0000 Sq. Ft. Collingbrook Lot 69 Blk A Assmt: \$32,900 Liber/Folio: 32694/191 Assessed To: Fairview Manor LLC	Property Address: 4009 Diamond-head Ave. Bowie, MD 20721 Account Number: 07 3558442 Description: 48,064.0000 Sq. Ft. Collingbrook Lot 33 Blk A Assmt: \$32,300 Liber/Folio: 32694/191 Assessed To: Fairview Manor 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 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 2016, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of June, 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 circulation in Prince George’s County, once a week for three successive weeks on or before the 8th day of July, 2016, warning all persons interested in the said properties to be and appear in this Court by the 16th day of August, 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 122947 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Sydney J. Harrison, Clerk 122948 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Sydney J. Harrison, Clerk 122949 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Sydney J. Harrison, Clerk 122950 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Sydney J. Harrison, Clerk 122951 (6-23,6-30,7-7)	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Sydney J. Harrison, Clerk 122933 (6-23,6-30,7-7)

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Call (301) 627-0900 or email bboice@pgpost.com





LEGALS

JOSEPH, GREENWALD & LAAKE, P.A.  
 6404 Ivy Lane, Suite 400  
 Greenbelt, Maryland 20770  
 (301) 220-2200

TRUSTEE’S SALE

Of valuable, real estate, located in Brandywine, Maryland 20613.

By virtue of the power of sale conferred in an Purchase Money Deed of Trust from World View Early Learning Center, Inc., as sole owner to Sally Presler McCash, Trustee, dated February 7, 2014 and recorded March 12, 2014, among the Land Records of Prince George’s County, Maryland, in Liber 35756 at folio 312 (the “Deed of Trust”), default having occurred in the terms and conditions thereof and an Order to Docket Foreclosure filed in the Circuit Court for Prince George’s County, Maryland, [Sally Presler McCash v. World View Early Learning Center, Inc.](#), Case Number: CAEF15-37398, the undersigned Trustee will offer for sale at public auction at the office of Joseph, Greenwald & Laake, P.A., located at 6404 Ivy Lane, Suite 400, Greenbelt, MD 20770 on:

July 19, 2016 at 12:00 noon

all that real property and any improvements thereon located in Brandywine, Prince Georges’ County, Maryland 20613, and described as follows:

TAX MAP 134, TAX PARCEL 103, TAX ACCOUNT NUMBER 1171339, CONTAINING 360150 SQUARE FEET OR 8.27 ACRES MORE OR LESS AND MORE FULLY DESCRIBED IN THE AFORE- SAID DEED OF TRUST.

SUBJECT to all restrictions, rights of way, easements and other conditions contained in the chain of title to the captioned property.

Said property being located in the 11th Election District of said County.

The property will be sold in “as is” condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. and will be sold subject to any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further be sold subject to any prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees’ entire statement relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unequalified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

In the event of any dispute among the bidders, the Trustees shall have the sole and final discretion either to determine the successful bidder or to then and there re-offer and resell the property.

A deposit shall be required at the time of sale in the amount of Thirty-Eight Thousand and 00/100 Dollars (\$38,000.00), in the form of cash, certified or bank cashier’s check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of six percent (6%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit, at the option of the Trustees, will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee’s Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the purchaser. Purchaser assumes the risk of loss or damage to the property from date of sale forward.

Real property taxes, any and all public charges, regular and special assessments and front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. If applicable, condominium and/or homeowner association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, recording and settlement fees will be at the cost of the purchaser.

This sale is subject to ratification by the Circuit Court for Prince George’s County, Maryland. If the sale is not ratified or if for any reason, the 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. Upon refund of the deposit, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

Any inquiries may be directed to Sally Presler McCash, Esquire, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale or on such later date as the Trustees’ may determine.

TIME IS OF THE ESSENCE FOR THE PURCHASER.

SALLY PRESLER MCCASH,  
 TRUSTEE

123124 (6-30,7-7,7-14)

COUNTY COUNCIL HEARINGS

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

MONDAY, JULY 11, 2016  
 COUNCIL HEARING ROOM  
 COUNTY ADMINISTRATION BUILDING  
 14741 GOVERNOR ODEN BOWIE DRIVE  
 UPPER MARLBORO, MARYLAND

7:00 P.M.

Notice is hereby given that on Monday, July 11, 2016 the County Council of Prince George’s County, Maryland, will hold the following public hearings:

**CB-40-2016 - AN ACT CONCERNING AMENDMENT OF SECTIONS 301, 303, AND 307A, CHARTER OF PRINCE GEORGE’S COUNTY** for the purpose of proposing an amendment to Sections 301, 303 and 307A of the Charter of Prince George’s County to provide for the election of two additional members to the County Council, to provide for the additional members to be elected at large and to provide for the eligibility of at-large members of the Council.

**CB-41-2016 (DR-2) - AN ACT CONCERNING AMENDMENT OF SECTION 508, CHARTER OF PRINCE GEORGE’S COUNTY** for the purpose of proposing an amendment to Section 508 of the Charter of Prince George’s County to provide for outside counsel in the event of a conflict between the executive and legislative branches on matters regarding legal services and advice.

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 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>.

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

123065 (6-30,7-7)

LEGALS

THE LAW OFFICES OF SHIPLEY & HORNE, P.A.  
 1101 Mercantile Lane, Suite 240  
 Largo, MD 20774

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE FEE  
 SIMPLE PROPERTY KNOWN AS

4745 Clifton Road  
 Temple Hills, Maryland, 20748

Under and by virtue of the power and authority contained in a deed of trust dated November 19, 1999, and recorded among the Land Records of Prince George’s County in liber 13500, folio 404, from S&H Auto Repair, Inc. to John J. Dwyer, Sr., Trustee, default having occurred under the terms thereof, the holder of the indebtedness secured by the Deed of Trust having appointed Bradley S. Farrar and Russell W. Shipley Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of Prince George’s County, the undersigned Substitute Trustees, will offer for sale at public action, at the Prince George’s County Courthouse LOCATED AT 14735 MAIN ST., DUVAL WING ENTRANCE, UPPER MARLBORO, MD 20772 ON , on Wednesday, July 20, at 3:30 p.m.

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON, situate in Prince George’s County and described as follows:

**PARCEL LETTERED ‘J’ IN THE SUBDIVISION KNOWN AS, “PARCELS ‘J,’ ‘K’ AND ‘L’ SILVER HILL INDUSTRIAL CENTER”, AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND, IN PLAT BOOK NLP 128 AT FOLIO 39.**

BEING LOCATED IN THE 6TH ELECTION DISTRICT  
 OF SAID COUNTY

The property will be sold in an “AS IS WHERE IS” condition without either express or implied warrant or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same, if any.

**TERMS OF SALE:** A cash deposit or certified check of \$25,000.00 shall be paid at the time and place of sale, balance in cash at settlement which shall be after final ratification of sale by the Circuit Court of Prince George’s County unless said period is extended by the Substitute Trustees, his successors or assigns for good cause shown, time being of the essence; interest at the rate of 8% per annum shall be paid on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete a full settlement of the purchase of the property within TEN (10) calendar days of the ratification of the sale by the Circuit Court otherwise the purchaser’s deposit shall be forfeited and the property will be resold at the risk and expense of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps can transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser leaves all rights in claims against the Substitute Trustees what are known or unknown. These provisions shall survive settlement. Upon refund of the deposit, the sale shall be void and of no defect, and the purchaser shall have no further claim against and the Substitute Trustees. The sale is subject to post sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser’s deposit shall be refundable without interest. Additional terms and conditions, if applicable, may be announced at the time and date of sale.

Bradley S. Farrar and Russell W. Shipley, Substitute Trustees

123023 (6-30,7-7,7-14)

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 12, 2016  
 COUNCIL HEARING ROOM  
 COUNTY ADMINISTRATION BUILDING  
 14741 GOVERNOR ODEN BOWIE DRIVE  
 UPPER MARLBORO, MARYLAND

1:30 P.M.

**CR-43-2015 - A RESOLUTION CONCERNING THE 2008 WATER AND SEWER PLAN (DECEMBER 2015 CYCLE OF AMENDMENTS)** for the purpose of changing the water and sewer category designations of properties within the 2008 Water and Sewer Plan.

Basin and Number	Approximate Location	Zoning Acres	Existing Category	Requested Category
<b><u>Western Branch</u></b>				
15/W-01	Two single-family homes	27.57	S5	S4
4301 & 4411	(one per parcel) with a minimum 3,000 SF of livable space, and a minimum sales price of \$600,000 to be developed on septic systems.		R-R	
<b><u>Piscataway</u></b>				
15/P-01	A 72-bed, 55,000 SF residential treatment facility for mental health residents between the ages of 13 -21.	16.01	5	4
Seasons Residential Treatment Program	115 A-3, Parcel 112		R-E	
<b><u>Mattawoman</u></b>				
15/M-01	Re-development of an existing fuel dispensing facility to a larger high speed fuel-ing station consisting of 3,500 SF of floor area to encompass a convenience store.	2.571	5	4
Empire Petroleum	145 A-4; Parcels 83 & 287		I-1	
<b><u>Countywide</u></b>				
District 4	Shafer Lane			S5 to S3
District 6	Crescent Drive Area			S5 to S3
District 8	Allentown Road & Webster Place			S5 to S3
	Lanham Lane			S5 to S3
	*River Bend Area			3
	Allentown Road Area			S5 to S3
	Riverview Road / Gates Drive Area			5 to 3
	Old Fort Road			S5 to S3

LEGALS

District 9	Gallahan Road	S5 to S3
	Allen Gayle Acres	5 to 3
	W. Manning Road Parcels	5/4 to 3
	Livingston Grove	S4 to S3
	*Marchegiani / Bellevue/ Bealle Hill Area	S5 to S3
	Simmons Acres	4 to 3
	Spring Grove	5 to 3

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 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>.

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

123063 (6-30,7-7)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 12, 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, July 12, 2016, the County Council of Prince George’s County, Maryland, will hold the following public hearings:

**CB-22-2016 (DR-2) - AN ORDINANCE CONCERNING PRIVATE LIMOUSINE SERVICE DISPATCHING STATIONS IN THE I-3 ZONE** for the purpose of clarifying the requirements set forth in the Zoning Ordinance for Private Limousine Service Dispatching Stations, a permitted use in the I-3 (Planned Industrial - Employment Park) Zone, under certain specific circumstances.

**CB-24-2016 - AN ORDINANCE CONCERNING RESIDENTIAL REVITALIZATION** for the purpose of amending the applicability requirements of the County Residential Revitalization Ordinance set forth in the County Zoning Ordinance.

**CB-27-2016 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - DEPUTY SHERIFF’S ASSOCIATION OF PRINCE GEORGE’S COUNTY, INC.** for the purpose of amending the labor agreement by and between Prince George’s County, Maryland and the Deputy Sheriff’s Association of Prince George’s County, Inc., to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board.

**CB-35-2016 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (FIRE FIGHTERS, PARAMEDICS AND FIRE FIGHTER/MEDICS)** for the purpose of amending the labor agreement by and between Prince George’s County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Fire Fighters, Paramedics and Fire Fighter/Medics), to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board.

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland, Telephone (301) 952-3600 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>.

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

123064 (6-30,7-7)

ENACTED BILLS

COUNTY COUNCIL OF  
 PRINCE GEORGE’S COUNTY, MARYLAND

**CB-5-2016 (DR-2) - AN ORDINANCE CONCERNING MEDICAL CANNABIS** for the purpose of providing definitions related to Medical Cannabis uses in the Zoning Ordinance and permitting certain Medical Cannabis uses in the O-5, R-A, C-O, C-S-C, I-1, I-2, M-U-I, M-X-T, T-D-O and D-D-O Zones of Prince George’s County, under certain circumstances. **ENACTED: 5/31/2016; EFFECTIVE 5/31/2016**

**CB-12-2016 (DR-2) - AN ORDINANCE CONCERNING RURAL RESIDENTIAL (R-R) ZONE** for the purpose of permitting industrial uses in the Rural Residential (R-R) Zone, under certain circumstances. **ENACTED: 6/14/2016; EFFECTIVE: 8/1/2016**

**CB-16-2016 (DR-2) - AN ORDINANCE CONCERNING OPERATIONS OF FARMER’S MARKETS** for the purpose of amending the provisions of the Zoning Ordinance concerning Farmer’s Markets. **ENACTED: 6/21/2016; EFFECTIVE: 8/5/2016**

**CB-20-2016 - AN ACT CONCERNING PRINCE GEORGE’S COUNTY POLICE PENSION PLAN** for the purpose of approving by legislative act an amendment to the Police Pension Plan regarding the change in the normal retirement date. **ENACTED: 6/14/2016; SIGNED: 6/21/2016; EFFECTIVE: 8/5/2016**

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

ATTEST:

Redis C. Floyd  
 Clerk of the Council

Copies of these documents may be obtained from the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600.

123208 (7-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

6411 GLYDON COURT  
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Sanjiv K. Dass, dated July 26, 2005, and recorded in Liber 23181 at folio 499 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

JULY 19, 2016  
AT 9:08 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 5.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-612644)

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

123060 (6-30,7-7,14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

1216 PICKERING CIRCLE  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Nataya Calhoun, dated November 21, 2011 and recorded in Liber 33171, Folio 422 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$199,803.00, and an original interest rate of 3.875%, 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 **JULY 19, 2016 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

123031 (6-30,7-7,14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

9849 ROYAL COMMERCE PLACE  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Gerald T. Banyong, dated May 19, 2006, and recorded in Liber 27961 at folio 646 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

JULY 19, 2016  
AT 9:09 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-610711)

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

123061 (6-30,7-7,14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

12109 GUINEVERE PLACE  
GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust from Charles M. Tyler, Jr. and Florestine R. Alexander-Tyler, dated March 12, 2004 and recorded in Liber 19554, Folio 285 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$357,000.00, and an original interest rate of 5.875%, 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 **JULY 19, 2016 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$44,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

123032 (6-30,7-7,14)

LEGALS

THE  
PRINCE  
GEORGE'S  
POST  
NEWSPAPER

CALL

301-627-0900

FAX

301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

4625 DEEPWOOD CT., UNIT # 111D  
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated September 17, 2002 and recorded in Liber 16764, Folio 38 among the Land Records of Prince George's Co., MD, with an original principal balance of \$147,321.50 and a current interest rate of 6.49000% 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

JULY 19, 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 described as follows: UNIT 111 D, IN BUILDING 17, IN A HORIZONTAL OR CONDOMINIUM REGIME ENTITLED "PHASE XXXIX, GLENSFORD CONDOMINIUM", AS PER PLATS THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN CONDOMINIUM PLAT BOOK VI 176, AT PHASE 30 THROUGH 43, BOTH INCLUSIVE; ESTABLISHED PURSUANT TO THE PROVISIONS OF TITLE 11, SEC. 11-101, ET SEQ., OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND (1981 VOL. AND 1986 SUPP. AND AMENDMENTS THERETO; AND PURSUANT TO THE PROVISION OF DECLARATION AND BY-LAWS MADE BY THE ARTERYU ORGINATION, INC. A MARYLAND CORPORATION, RECORDED MAY 2, 1986 IN LIBER 6957, FOLIO 583-617, AND AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF SAID REGIME IN ACCORDANCE WITH SAID DECLARATION AND BYU-LAWS AS MAY BE AMENDED OR REVISED FROM TIME TO TIME. BEING IN THE 13TH ELECTION DISTRICT OF SAID COUNTY.

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

123035 (6-30,7-7,14)



LEGALS

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from JUNE KNOWLES BRINKLEY and FRANKLIN BRINKLEY to Wyndham Vacation Resorts, Inc., dated March 19, 2010, and recorded July 08, 2010, in Liber 31847 at folio 00340 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated October 23, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

JULY 20, 2016  
AT 11:00A.M.

One 746,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 746,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.11 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

123125 (6-30,7-7-14)

LEGALS

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from GLARNEICE GREEN to Wyndham Vacation Resorts, Inc., dated November 23, 2013, and recorded February 25, 2014, in Liber 35679 at folio 00034 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated October 23, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

JULY 20, 2016  
AT 11:00A.M.

One 728,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 728,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.56 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

123126 (6-30,7-7-14)

LEGALS

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from KATHLEEN HINEY TALLMAN to Wyndham Vacation Resorts, Inc., dated September 15, 2009, and recorded January 13, 2010, in Liber 31341 at folio 00547 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated October 23, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

JULY 20, 2016  
AT 11:00A.M.

One 651,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 651,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

123127 (6-30,7-7-14)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

LINWOOD MCCREARY  
CECELIA O. MCCREARY  
6714 Willow Creek Road  
Bowie, MD 20720

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-01531

Notice is hereby given this 29th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6714 Willow Creek Road, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$172,330.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123234 (7-7,7-14,7-21)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CHANTESE D. ALSTON  
JAMES LEE ALSTON, JR.  
4304 Urn Street  
Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-32748

Notice is hereby given this 29th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4304 Urn Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$105,062.50.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123235 (7-7,7-14,7-21)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

KENNETH L. HERBERT  
VICTORIA A. HERBERT  
6711 Larkspur Road  
IRTA 6711 Larkspur Road, Capitol  
Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-04180

Notice is hereby given this 29th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6711 Larkspur Road, IRTA 6711 Larkspur Road, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$147,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123236 (7-7,7-14,7-21)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

RHONDA R. MCCRIMMON AKA  
RHONDA MCCRIMMON  
8 Akin Avenue  
Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-01632

Notice is hereby given this 29th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8 Akin Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$90,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123237 (7-7,7-14,7-21)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ANTHONY MARCUS CORNER  
KESHA JONES  
3000 Tinker Drive  
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-08899

Notice is hereby given this 14th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3000 Tinker 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 before the 14th day of July, 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 14th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$250,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
122998 (6-23,6-30,7-7)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

JAMES BOYD  
TAMMY BOYD  
405 Taurus Drive  
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-40280

Notice is hereby given this 14th day of June, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 405 Taurus 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 before the 14th day of July, 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 14th day of July, 2016.

The report states the purchase price at the Foreclosure sale to be \$152,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123000 (6-23,6-30,7-7)

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**

**8412 20TH AVE.  
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated April 28, 2006 and recorded in Liber 25205, Folio 302 among the Land Records of Prince George's Co., MD, with an original principal balance of \$336,000.00 and a current interest rate of 3.00000% 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

**JULY 19, 2016 AT 11:19 AM**

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

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

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

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

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

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

123047 (6-30,7-7,7-14)

LEGALS

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

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

**14600 LONDON LA.  
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated March 17, 2006 and recorded in Liber 25468, Folio 601 and re-recorded in Liber 29044, Folio 448 among the Land Records of Prince George's Co., MD, with an original principal balance of \$216,000.00 and a current interest rate of 5.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JULY 26, 2016 AT 11:32 AM**

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

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

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

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

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

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

123186 (7-7,7-14,7-21)

LEGALS

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

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

**2813 CRESTWICK PL.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated March 5, 2007 and recorded in Liber 28725, Folio 84 among the Land Records of Prince George's Co., MD, with an original principal balance of \$203,000.00 and a current 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

**JULY 19, 2016 AT 11:22 AM**

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

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

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

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

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

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

123050 (6-30,7-7,7-14)

LEGALS

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

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

**5112 DECATUR ST.  
HYATTSVILLE, MD 20781**

Under a power of sale contained in a certain Deed of Trust dated December 16, 2011 and recorded in Liber 33354, Folio 475 among the Land Records of Prince George's Co., MD, with an original principal balance of \$168,693.00 and a current 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

**JULY 26, 2016 AT 11:33 AM**

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

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

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

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

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

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

123187 (7-7,7-14,7-21)

LEGALS

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

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

**7212 TAMO CT., UNIT #7  
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated August 26, 2005 and recorded in Liber 23388, Folio 605 among the Land Records of Prince George's Co., MD, with an original principal balance of \$140,000.00 and a current interest rate of 6.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JULY 19, 2016 AT 11:21 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit No. 7, in Building No. 20, in the Condominium known as "Hill Oak Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

123049 (6-30,7-7,7-14)

LEGALS

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

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

**4309 LYONS ST.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated September 3, 2004 and recorded in Liber 20527, Folio 551 among the Land Records of Prince George's Co., MD, with an original principal balance of \$155,000.00 and a current interest rate of 6.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JULY 19, 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: BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWENTY-EIGHT (28) BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS "PARTS OF BLOCKS "B" AND "F" MARLOW HEIGHTS", AS PER PLAT BOOK WWW 33, FOLIO 51 AND DESCRIBED MORE PARTICULARLY AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN DEED LIBER 11980, FOLIO 148. SAID PROPERTY ALSO KNOWN AS 4309 LYONS STREET. ----- Erroneously referred to as part of "Block Lettered "E"" in vesting deed and deed of trust.

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

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

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

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

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

123036 (6-30,7-7,7-14)



LEGALS

NOTICE

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
v.  
Nicole S. Smith  
3805 Swann Road Unit 103  
Suitland, MD 20746  
Defendant  
  
**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 16-04357**  
Notice is hereby given this 16th day of June, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 18th day of July, 2016.  
The Report of Sale states the amount of the foreclosure sale price to be \$35,000.00. The property sold herein is known as 3805 Swann Road Unit 103, Suitland, MD 20746.  
  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123013 (6-30,7-7,7-14)

NOTICE

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Randall J. J. Rolls  
Christopher Peck  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
v.  
Nathaniel Risch,  
Personal Representative for the Estate of Andrew S. Lee  
6715 Vermont Court  
Hyattsville, MD 20785  
Defendant  
  
**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 16-04429**  
Notice is hereby given this 16th day of June, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 18th day of July, 2016.  
The Report of Sale states the amount of the foreclosure sale price to be \$125,000.00. The property sold herein is known as 6715 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  
123014 (6-30,7-7,7-14)

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from MIRIAM CARIGLIA and RICHARD CARIGLIA to Wyndham Vacation Resorts, Inc., dated July 10, 2010, and recorded September 10, 2010, in Liber 32003 at folio 00372 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated October 23, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on  
  
JULY 20, 2016  
AT 11:00A.M.  
  
One 518,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").  
  
This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 518,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.  
  
TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.  
  
AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.  
  
BUT, LESS AND EXCEPT all oil, gas, and mineral rights.  
  
TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.43 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.  
  
Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.  
  
The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.  
  
In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.  
  
Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.  
  
Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.  
  
/s/ Daniel C. Zickefoose, Assignee  
123128 (6-30,7-7,7-14)

LEGALS

NOTICE

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Randall J. J. Rolls  
Christopher Peck  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
v.  
Helen McGroarty,  
Personal Representative for the Estate of Joseph R. Edelen  
6611 Newport Road  
Hyattsville, MD 20784  
Defendant  
  
**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 16-07372**  
Notice is hereby given this 16th day of June, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 18th day of July, 2016.  
The Report of Sale states the amount of the foreclosure sale price to be \$160,000.00. The property sold herein is known as 6611 Newport Road, Hyattsville, MD 20784.  
  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123015 (6-30,7-7,7-14)

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from ALVIN BROWN to Wyndham Vacation Resorts, Inc., dated December 18, 2014, and recorded March 17, 2015, in Liber 36780 at folio 00483 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated October 23, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on  
  
JULY 20, 2016  
AT 11:00A.M.  
  
One 505,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").  
  
This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 505,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.  
  
TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.  
  
AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.  
  
BUT, LESS AND EXCEPT all oil, gas, and mineral rights.  
  
TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.88 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.  
  
Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.  
  
The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.  
  
In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.  
  
Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.  
  
Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.  
  
/s/ Daniel C. Zickefoose, Assignee  
123129 (6-30,7-7,7-14)

LEGALS

NOTICE

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Randall J. J. Rolls  
Christopher Peck  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
v.  
Willette K. Abraham  
4106 Nottaway Place  
Bowie, MD 20716  
Defendant  
  
**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 14-27698**  
Notice is hereby given this 22nd day of June, 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 22nd day of July, 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 22nd day of July, 2016.  
The Report of Sale states the amount of the foreclosure sale price to be \$141,380.66. The property sold herein is known as 4106 Nottaway Place, Bowie, MD 20716  
  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
123111 (6-30,7-7,7-14)

ASSIGNEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from FRANK SABOL JR and JOAN PROCOFFIE to Wyndham Vacation Resorts, Inc., dated September 18, 2008, and recorded November 19, 2009, in Liber 31177 at folio 00544 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated October 23, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on  
  
JULY 20, 2016  
AT 11:00A.M.  
  
One 371,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").  
  
This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 371,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.  
  
TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.  
  
AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.  
  
BUT, LESS AND EXCEPT all oil, gas, and mineral rights.  
  
TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 9.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.  
  
Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.  
  
The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.  
  
In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.  
  
Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.  
  
Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.  
  
/s/ Daniel C. Zickefoose, Assignee  
123130 (6-30,7-7,7-14)

LEGALS			
NOTICE		NOTICE	
Laura H.G. O’Sullivan, et al., Substitute Trustees	Plaintiffs	Laura H.G. O’Sullivan, et al., Substitute Trustees	Plaintiffs
vs.		vs.	
Dimone G Long	Defendant	Craig Holmes and Robin Holmes	Defendants
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND		IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND	
CIVIL NO. CAEF 15-32771		CIVIL NO. CAEF 15-40308	
ORDERED, this 29th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2115 North Anvil Lane, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of July, 2016, next.		ORDERED, this 29th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1204 Golf Course Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of July, 2016, next.	
The report states the amount of sale to be \$136,000.00.		The report states the amount of sale to be \$244,047.06.	
SYDNEY J. HARRISON Clerk of the Circuit Court Prince George’s County, MD		SYDNEY J. HARRISON Clerk of the Circuit Court Prince George’s County, MD	
True Copy—Test: Sydney J. Harrison, Clerk		True Copy—Test: Sydney J. Harrison, Clerk	
123213	(7-7,7-14,7-21)	123214	(7-7,7-14,7-21)

LEGALS			
ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE			
By virtue of the power and authority contained in a Mortgage from ESSIE S.R. BRYANT and EDWIN BRYANT to Wyndham Vacation Resorts, Inc., dated December 14, 2012, and recorded February 21, 2013, in Liber 34430 at folio 00597 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated October 23, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on			
JULY 20, 2016 AT 11:00A.M.			
One 273,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").			
This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 273,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.			
TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.			
AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.			
BUT, LESS AND EXCEPT all oil, gas, and mineral rights.			
TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.89 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.			
Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.			
The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.			
In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.			
Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.			
Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.			
/s/ Daniel C. Zickefoose, Assignee			
123131	(6-30,7-7,7-14)		

LEGALS			
NOTICE		NOTICE	
Laura H.G. O’Sullivan, et al., Substitute Trustees	Plaintiffs	Laura H.G. O’Sullivan, et al., Substitute Trustees	Plaintiffs
vs.		vs.	
John Beard Evans Jr	Defendant	Denise Luck Jolley	Defendant
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND		IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND	
CIVIL NO. CAEF 16-04207		CIVIL NO. CAEF 16-01673	
ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 18103 Barney Drive, Accokeek, Maryland 20607 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 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 18th day of July, 2016, next.		ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 13956 King George Way, Unit 326, 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 18th day of July, 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 18th day of July, 2016, next.	
The report states the amount of sale to be \$206,019.75.		The report states the amount of sale to be \$100,000.00.	
SYDNEY J. HARRISON Clerk of the Circuit Court Prince George’s County, MD		SYDNEY J. HARRISON Clerk of the Circuit Court Prince George’s County, MD	
True Copy—Test: Sydney J. Harrison, Clerk		True Copy—Test: Sydney J. Harrison, Clerk	
122980	(6-23,6-30,7-7)	122981	(6-23,6-30,7-7)

LEGALS			
ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE			
By virtue of the power and authority contained in a Mortgage from JAVELLE SPANN to Wyndham Vacation Resorts, Inc., dated February 14, 2009, and recorded December 22, 2009, in Liber 31279 at folio 00387 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated October 23, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on			
JULY 20, 2016 AT 11:00A.M.			
One 154,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").			
This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 154,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.			
TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.			
AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.			
BUT, LESS AND EXCEPT all oil, gas, and mineral rights.			
TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.			
Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.			
The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.			
In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.			
Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.			
Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.			
/s/ Daniel C. Zickefoose, Assignee			
123132	(6-30,7-7,7-14)		

LEGALS			
NOTICE		NOTICE	
Laura H.G. O’Sullivan, et al., Substitute Trustees	Plaintiffs	Laura H.G. O’Sullivan, et al., Substitute Trustees	Plaintiffs
vs.		vs.	
Adeyemi A. Abimbola	Defendant	Edwin C Brown III	Defendant
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND		IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND	
CIVIL NO. CAEF 15-25218		CIVIL NO. CAEF 15-32507	
ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8121 Londonderry Court, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 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 18th day of July, 2016, next.		ORDERED, this 16th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 14402 April Street, Accokeek, Maryland 20607 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 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 18th day of July, 2016, next.	
The report states the amount of sale to be \$146,000.00.		The report states the amount of sale to be \$133,950.00.	
SYDNEY J. HARRISON Clerk of the Circuit Court Prince George’s County, MD		SYDNEY J. HARRISON Clerk of the Circuit Court Prince George’s County, MD	
True Copy—Test: Sydney J. Harrison, Clerk		True Copy—Test: Sydney J. Harrison, Clerk	
122982	(6-23,6-30,7-7)	122983	(6-23,6-30,7-7)

LEGALS			
ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE			
By virtue of the power and authority contained in a Mortgage from JOSEPH GRAYSON to Wyndham Vacation Resorts, Inc., dated September 27, 2010, and recorded December 03, 2010, in Liber 32220 at folio 00145 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated October 23, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on			
JULY 20, 2016 AT 11:00A.M.			
One 126,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").			
This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 126,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.			
TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.			
AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.			
BUT, LESS AND EXCEPT all oil, gas, and mineral rights.			
TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.			
Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.			
The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.			
In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.			
Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.			
Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.			
/s/ Daniel C. Zickefoose, Assignee			
123133	(6-30,7-7,7-14)		



LEGALS			
NOTICE		NOTICE	
Laura H.G. O’Sullivan, et al., Substitute Trustees	Plaintiffs	Laura H.G. O’Sullivan, et al., Substitute Trustees	Plaintiffs
vs.		vs.	
Cyntrill Campbell and Ernest Campbell	Defendants	Edward A. Erinle and Olugbenga Erinle	Defendants
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND		IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND	
CIVIL NO. CAEF 16-04533		CIVIL NO. CAEF 16-01396	
ORDERED, this 29th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 14619 April Street, Accokeek, Maryland 20607 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of July, 2016, next.		ORDERED, this 29th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9320 Ispahan Loop, Laurel, Maryland 20708 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of July, 2016, next.	
The report states the amount of sale to be \$256,681.95.		The report states the amount of sale to be \$248,556.01.	
SYDNEY J. HARRISON Clerk of the Circuit Court Prince George’s County, MD 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	
123215	(7-7,7-14,7-21)	123216	(7-7,7-14,7-21)

LEGALS			
ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE			
By virtue of the power and authority contained in a Mortgage from JAMES J SCHNITZER to Wyndham Vacation Resorts, Inc., dated September 03, 2013, and recorded November 08, 2013, in Liber 35392 at folio 00579 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated November 19, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on			
JULY 20, 2016 AT 11:00A.M.			
One 1,175,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").			
This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 1,175,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.			
TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.			
AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.			
BUT, LESS AND EXCEPT all oil, gas, and mineral rights.			
TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.20 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.			
Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.			
The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.			
In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.			
Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.			
Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.			
/s/ Daniel C. Zickefoose, Assignee			
123134	(6-30,7-7,7-14)		

LEGALS			
NOTICE		NOTICE	
Laura H.G. O’Sullivan, et al., Substitute Trustees	Plaintiffs	Laura H.G. O’Sullivan, et al., Substitute Trustees	Plaintiffs
vs.		vs.	
Joseph M Proctor and Patricia A Proctor	Defendants	Jeanne A Burns	Defendant
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND		IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND	
CIVIL NO. CAEF 15-37444		CIVIL NO. CAEF 16-07443	
ORDERED, this 29th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 803 Minna Avenue, Seat Pleasant, 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 29th day of July, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of July, 2016, next.		ORDERED, this 29th day of June, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9704 Wenzel Lane, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of July, 2016, next.	
The report states the amount of sale to be \$85,000.00.		The report states the amount of sale to be \$197,613.00.	
SYDNEY J. HARRISON Clerk of the Circuit Court Prince George’s County, MD 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	
123217	(7-7,7-14,7-21)	123218	(7-7,7-14,7-21)

LEGALS			
ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE			
By virtue of the power and authority contained in a Mortgage from DORIS L EDMONDS and YVONNE J. LEWIS to Wyndham Vacation Resorts, Inc., dated May 26, 2014, and recorded August 01, 2014, in Liber 36210 at folio 0585 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated November 19, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on			
JULY 20, 2016 AT 11:00A.M.			
One 1,000,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").			
This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.			
TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.			
AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.			
BUT, LESS AND EXCEPT all oil, gas, and mineral rights.			
TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.			
Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.			
The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.			
In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.			
Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.			
Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.			
/s/ Daniel C. Zickefoose, Assignee			
123135	(6-30,7-7,7-14)		

LEGALS			
NOTICE		NOTICE	
Laura H.G. O’Sullivan, et al., Substitute Trustees	Plaintiffs	Laura H.G. O’Sullivan, et al., Substitute Trustees	Plaintiffs
vs.		vs.	
Jermaine Larnell Johns and Kim Beverly Jordan aka Kim B. Jordan-Johns	Defendants	Jeanie L Gore	Defendant
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND		IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND	
CIVIL NO. CAEF 16-07569		CIVIL NO. CAEF 16-10579	
ORDERED, this 1st day of July, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 21601 Aquasco Road, Aquasco, Maryland 20608 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2016, next.		ORDERED, this 1st day of July, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7425 Crane Place, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2016, next.	
The report states the amount of sale to be \$118,426.00.		The report states the amount of sale to be \$140,250.00.	
SYDNEY J. HARRISON Clerk of the Circuit Court Prince George’s County, MD 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	
123219	(7-7,7-14,7-21)	123220	(7-7,7-14,7-21)

LEGALS			
ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE			
By virtue of the power and authority contained in a Mortgage from AUDREY T. SPICER and HELENE POPE to Wyndham Vacation Resorts, Inc., dated September 03, 2014, and recorded January 14, 2015, in Liber 36621 at folio 00528 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated November 19, 2015, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on			
JULY 20, 2016 AT 11:00A.M.			
One 1,000,000 / 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122, that are situate within th eone Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parce No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 2075 as tenants in common with the other undivided interest owners of said designated VOI Units in Capital Cove at National Harbor, a Condominium ("the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land REcords of Prince George's County, maryland ("Land Records") in Liber 31006, folio 457, et seq., (the "Declaration") with one or more plats attached (the "Plats"), the Declaration adn the Plats, collectively, the "Timeshare Declaration").			
This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18 and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The designated VOI possesses a/ an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.			
TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.			
AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.			
BUT, LESS AND EXCEPT all oil, gas, and mineral rights.			
TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.			
Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.			
The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.			
In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.			
Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.			
Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.			
/s/ Daniel C. Zickefoose, Assignee			
123136	(6-30,7-7,7-14)		