

# The Prince George's Post

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LEGALS

**BWW LAW GROUP, LLC**  
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Rockville, MD 20852  
(301) 961-6555

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

**10015 OXBRIDGE WAY  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated May 5, 2006 and recorded in Liber 25163, Folio 107 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$471,668.00 and a current interest rate of 3% 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

**NOVEMBER 1, 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 \$54,000 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. (Matter No. 200650-1)

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

124350 (10-13,10-20,10-27)

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

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

**1810 IRONTON DRIVE  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Carlos V. Hilliard, dated May 7, 2007 and recorded in Liber 28594, Folio 501 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$268,000.00, and an original interest rate of 6.125%, 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 **NOVEMBER 15, 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.

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$31,000.00 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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 Michael McKeefery,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124500 (10-27,11-3,11-10)

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**

**2414 COLEBROOKE DR.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated August 26, 2010 and recorded in Liber 31994, Folio 1 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$248,220.00 and a current interest rate of 5.25% 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

**NOVEMBER 1, 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 \$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. (Matter No. 193657-1)

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

124351 (10-13,10-20,10-27)

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

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

**7201 WHITHORN TERRACE  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Jean Johnson, dated November 10, 2006 and recorded in Liber 26733, Folio 438 among the Land Records of Prince George’s County, Maryland, modified by Loan Modification Agreement recorded on April 8, 2016 in the Land Records of Prince George’s County at Liber No. 38078, Folio 332, with an original principal balance of \$435,000.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 1, 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.

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$50,000.00 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124339 (10-13,10-20,10-27)

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**

**1404 DIXIE BOWIE WAY  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated January 31, 2008 and recorded in Liber 29356, Folio 366 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$314,650.00 and a current interest rate of 6.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 1, 2016 AT 11:07 AM**

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

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

Terms of Sale: A deposit of \$30,000 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. (Matter No. 176567-1)

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

124352 (10-13,10-20,10-27)

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

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

**11400 PITSEA DRIVE  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Carmen Subryan, dated October 5, 2007 and recorded in Liber 29015, Folio 646 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$80,000.00, and an original interest rate of 3.730%, 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 **NOVEMBER 15, 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.

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$8,000.00 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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, Michael McKeefery, and Christianna Kersey,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124491 (10-27,11-3,11-10)

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**

**4410 OLANDO LA.  
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated January 31, 2013 and recorded in Liber 34815, Folio 396 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$200,724.00 and a current interest rate of 3.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 15, 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 \$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. (Matter No. 201803-1)

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

124502 (10-27,11-3,11-10)

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

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

**4929 TEMPLE HILLS ROAD  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Dwight E. White and Arnita White, dated April 8, 1998 and recorded in Liber 12165, Folio 001 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$97,600.00, and an original interest rate of 7.000%, 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 **NOVEMBER 15, 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.

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$8,000.00 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124492 (10-27,11-3,11-10)

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**

**1605 AIRPORT LA.  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated November 18, 2002 and recorded in Liber 16871, Folio 568 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$147,500.00 and a current interest rate of 6% 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

**NOVEMBER 15, 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 \$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. (Matter No. 184501-1)

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

124503 (10-27,11-3,11-10)

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

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

**415 GOLDFEAF AVENUE  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Mary F. White, dated October 31, 2008 and recorded in Liber 30179, Folio 544 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$209,108.87, and an original interest rate of 2.330%, 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 **NOVEMBER 15, 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.

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124493 (10-27,11-3,11-10)

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**

**5727 REGENCY LA.  
DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated October 14, 2005 and recorded in Liber 23906, Folio 25 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$200,000.00 and a current interest rate of 8.38% 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

**NOVEMBER 15, 2016 AT 11:07 AM**

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

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

Terms of Sale: A deposit of \$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. (Matter No. 88209-1)

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

124504 (10-27,11-3,11-10)

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

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

**10018 HARBOR AVENUE  
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Darrell C. Dickey and Pamela E. Dickey, dated July 30, 2010 and recorded in Liber 32096, Folio 041, and re-recorded at Liber 32342, Folio 373 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$270,355.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 15, 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.

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124495 (10-27,11-3,11-10)



LEGALS

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  
vs.  
Elaine S. Morauer  
6413 Foster Street  
District Heights, MD 20747  
Defendant

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-04218**  
Notice is hereby given this 28th day of September, 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 28th day of October, 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 28th day of October, 2016.  
The Report of Sale states the amount of the foreclosure sale price to be \$206,000.00. The property sold herein is known as 6413 Foster Street, District Heights, MD 20747.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124312 (10-13,10-20,10-27)

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  
vs.  
Mirian B. Perez  
2607 Nemo Court  
Bowie, MD 20716  
Defendant

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-10777**  
Notice is hereby given this 28th day of September, 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 28th day of October, 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 28th day of October, 2016.  
The Report of Sale states the amount of the foreclosure sale price to be \$160,950.00. The property sold herein is known as 2607 Nemo Court, Bowie, MD 20716.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124313 (10-13,10-20,10-27)

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  
vs.  
Marlene L. Freeman  
7011 Halleck Street  
District Heights, MD 20747  
Defendant

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-24940**  
Notice is hereby given this 28th day of September, 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 28th day of October, 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 28th day of October, 2016.  
The Report of Sale states the amount of the foreclosure sale price to be \$213,150.00. The property sold herein is known as 7011 Halleck Street, District Heights, MD 20747.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124314 (10-13,10-20,10-27)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Raquel C. Robinson and  
Gregory L. Robinson  
Defendants  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
CIVIL NO. CAEF 15-25278

ORDERED, this 28th day of September, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2513 Kennet 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 28th day of October, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of October, 2016, next.  
The report states the amount of sale to be \$199,145.27.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124324 (10-13,10-20,10-27)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Estate of Richard James  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
CIVIL NO. CAEF 15-32557

ORDERED, this 28th day of September, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 619 Fernleaf 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 28th day of October, 2016 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of October, 2016, next.  
The report states the amount of sale to be \$105,789.40.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124325 (10-13,10-20,10-27)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Darius E Thomas  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
CIVIL NO. CAEF 16-10666

ORDERED, this 29th day of September, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 11501 Tuscany Drive, 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 31st day of October, 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 31st day of October, 2016, next.  
The report states the amount of sale to be \$177,500.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124326 (10-13,10-20,10-27)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Estate Of Monica Lynn Wells Kisura  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
CIVIL NO. CAEF 16-11127

ORDERED, this 29th day of September, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1509 Amherst Road, Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st day of October, 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 31st day of October, 2016, next.  
The report states the amount of sale to be \$206,715.77.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124327 (10-13,10-20,10-27)

LEGALS

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Estate of Robert W Hamblin  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
CIVIL NO. CAEF 16-25108

ORDERED, this 29th day of September, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10805 Bomedale Drive, Adelphi, Maryland 20783 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st day of October, 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 31st day of October, 2016, next.  
The report states the amount of sale to be \$296,997.73.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124328 (10-13,10-20,10-27)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Lanre A Banjo  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
CIVIL NO. CAEF 15-25847

ORDERED, this 29th day of September, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6201 Tilghman Lane, 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 31st day of October, 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 31st day of October, 2016, next.  
The report states the amount of sale to be \$329,000.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124329 (10-13,10-20,10-27)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Barry D Wilson and  
Petrina N Wilson  
Defendants  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
CIVIL NO. CAEF 15-25915

ORDERED, this 29th day of September, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3100 Gallop Way, 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 31st day of October, 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 31st day of October, 2016, next.  
The report states the amount of sale to be \$187,500.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124330 (10-13,10-20,10-27)

NOTICE

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees,  
Plaintiffs  
vs.  
DWAYNE WASHINGTON  
FELISTA W. WASHINGTON  
1111 Castlehaven Court  
Capitol Heights, MD 20743  
Defendant(s)  
**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-01330**

Notice is hereby given this 3rd day of October, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1111 Castlehaven 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 3rd day of November, 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 3rd day of November, 2016.  
The report states the purchase price at the Foreclosure sale to be \$167,000.00.  
SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124323 (10-13,10-20,10-27)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Tyrone Reid and  
Christine Haughton  
Defendants  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
CIVIL NO. CAEF 15-32513

ORDERED, this 3rd day of October, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4004 92nd Avenue, Springdale, 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 3rd day of November, 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 3rd day of November, 2016, next.  
The report states the amount of sale to be \$146,200.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124331 (10-13,10-20,10-27)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Estate of Larry James Randolph and Estate of Arthur Sanders Jr  
Defendants  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
CIVIL NO. CAEF 14-17899

ORDERED, this 3rd day of October, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3406 Springdale Avenue, 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 3rd day of November, 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 3rd day of November, 2016, next.  
The report states the amount of sale to be \$206,245.31.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124332 (10-13,10-20,10-27)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Estate of Bridegette R. Wells  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
CIVIL NO. CAEF 16-01393

ORDERED, this 3rd day of October, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 509 Topeka 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 3rd day of November, 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 3rd day of November, 2016, next.  
The report states the amount of sale to be \$191,400.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124333 (10-13,10-20,10-27)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Jamil L. Smart  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
CIVIL NO. CAEF 15-25498

ORDERED, this 3rd day of October, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6910 Aquamarine Court, 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 3rd day of November, 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 3rd day of November, 2016, next.  
The report states the amount of sale to be \$397,181.98.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124334 (10-13,10-20,10-27)

LEGALS

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  
vs.  
Amina Taylor  
7201 Starboard Drive  
District Heights, MD 20747  
Defendant

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 14-31453**  
Notice is hereby given this 4th day of October, 2016, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of November, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of November, 2016.  
The Report of Sale states the amount of the foreclosure sale price to be \$185,310.00. The property sold herein is known as 7201 Starboard Drive, District Heights, MD 20747.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124376 (10-13,10-20,10-27)

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  
vs.  
Michelle L. Hughes  
3108 Irma Court  
Suitland, MD 20746  
Defendant

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 14-31453**  
Notice is hereby given this 4th day of October, 2016, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of November, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of November, 2016.  
The Report of Sale states the amount of the foreclosure sale price to be \$72,000.00. The property sold herein is known as 3108 Irma Court, Suitland, MD 20746.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124377 (10-13,10-20,10-27)

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  
vs.  
Frank Johnson  
3101 Romain Court  
Suitland, MD 20746  
Defendant

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-11031**  
Notice is hereby given this 4th day of October, 2016, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of November, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of November, 2016.  
The Report of Sale states the amount of the foreclosure sale price to be \$231,000.00. The property sold herein is known as 3101 Romain Court, Suitland, MD 20746.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124378 (10-13,10-20,10-27)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.  
1401 Rockville Pike, Suite 650  
Rockville, Maryland 20852  
Substitute Trustees  
vs.  
EUGENE A. MORGAN  
7519 Riverdale Road, #1951  
Hyattsville, MD 20784-3715  
Defendant(s)  
**In the Circuit Court for Prince George’s County, Maryland  
Civil Action No. CAEF 16-24930**

Notice is hereby given this 6th day of October, 2016, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7519 Riverdale Road, #1951, Hyattsville, MD 20784-3715, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 7th day of November, 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 7th day of November, 2016, next.  
The Report of Sale states the amount of sale to be Thirty Thousand Six Hundred Thirty Nine Dollars and Eight Cents (\$30,639.08).  
SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George’s County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124391 (10-13,10-20,10-27)

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  
vs.  
Jacqueline J. Ruffin  
7632 Lanham Lane  
Fort Washington, MD 20744  
Defendant

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-24822**  
Notice is hereby given this 4th day of October, 2016, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of November, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of November, 2016.  
The Report of Sale states the amount of the foreclosure sale price to be \$157,500.00. The property sold herein is known as 7632 Lanham Lane, Fort Washington, MD 20744.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124379 (10-13,10-20,10-27)

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  
vs.  
Gary Butler  
AND  
Tammy M. Butler  
9095 Florin Way  
Upper Marlboro, MD 20772  
Defendants

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-24790**  
Notice is hereby given this 4th day of October, 2016, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of November, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of November, 2016.  
The Report of Sale states the amount of the foreclosure sale price to be \$109,000.00. The property sold herein is known as 9095 Florin 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  
124380 (10-13,10-20,10-27)

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**

**2107 VERMONT AVE.  
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated August 25, 2006 and recorded in Liber 26520, Folio 116 and re-recorded in Liber 30724, Folio 22 among the Land Records of Prince George's Co., MD, with an original principal balance of \$293,400.00 and a current interest rate of 8.49% 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

**NOVEMBER 9, 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 \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 302565-1)

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

124412 (10-20,10-27,11-3)

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

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

**3341 HUNTLEY SQUARE DRIVE, UNIT C2  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Nina Beth Roberts, dated February 26, 2015 and recorded in Liber 38284, Folio 686 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$115,400.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 7, 2016 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$12,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124436 (10-20,10-27,11-3)

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**

**2009 EVANSDALE DR.  
HYATTSVILLE A/R/T/A ADELPHI, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated September 26, 1994 and recorded in Liber 9806, Folio 505 among the Land Records of Prince George's Co., MD, with an original principal balance of \$137,750.00 and a current interest rate of 8.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 9, 2016 AT 11:07 AM**

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

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

Terms of Sale: A deposit of \$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. (Matter No. 123301-1)

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

124414 (10-20,10-27,11-3)

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

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

**3708 CRYSTAL LANE  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Joseph Colclough, dated September 18, 2006 and recorded in Liber 27541, Folio 494 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,800.00, 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 **NOVEMBER 7, 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$27,000.00 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124437 (10-20,10-27,11-3)

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 KATHLEEN LA.  
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated August 27, 1999 and recorded in Liber 13390, Folio 402 and re-recorded in Liber 13633, Folio 55 among the Land Records of Prince George's Co., MD, with an original principal balance of \$153,850.00 and a current interest rate of 5.95% 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

**NOVEMBER 9, 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 \$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. (Matter No. 194878-1)

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

124415 (10-20,10-27,11-3)

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

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

**15704 CHESWICKE LN  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Robin C. Mitchell and Ricky Mitchell, dated September 12, 2006 and recorded in Liber 27208, Folio 616 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$665,500.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 7, 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124439 (10-20,10-27,11-3)





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 PEPPERRIDGE CT.  
I/R/T/A 1703 PEPPERIDGE CT.  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated December 29, 2006 and recorded in Liber 28155, Folio 638 among the Land Records of Prince George's Co., MD, with an original principal balance of \$265,000.00 and a current interest rate of 2.0002% 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

**NOVEMBER 15, 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 \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 104313-1)

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

124505 (10-27,11-3,11-10)

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

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

**11354 CHERRY HILL ROAD, UNIT 102  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Robert G. Marbury and Juanita N. Marbury, dated September 25, 2000 and recorded in Liber 14099, Folio 317 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$62,565.00, and an original interest rate of 7.125%, 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 **NOVEMBER 15, 2016 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
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(410) 825-2900 www.mid-atlanticauctioneers.com

124496 (10-27,11-3,11-10)

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**

**723 CARSON AVE.  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated September 25, 2008 and recorded in Liber 30069, Folio 347 among the Land Records of Prince George's Co., MD, with an original principal balance of \$158,000.00 and a current interest rate of 3.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 15, 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 \$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. (Matter No. 130500-1)

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

124506 (10-27,11-3,11-10)

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

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

**9707 GOLDEN EAGLE COURT  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Eric D. Barksdale, and Pamela Barksdale, dated March 14, 2003 and recorded in Liber 17323, Folio 46 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$266,891.00, 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 **NOVEMBER 15, 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
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124497 (10-27,11-3,11-10)

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**

**7990 RIGGS RD.  
HYATTSVILLE A/R/T/A ADELPHI, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated December 26, 2007 and recorded in Liber 29210, Folio 455 among the Land Records of Prince George's Co., MD, with an original principal balance of \$63,000.00 and a current interest rate of 6.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 15, 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 No. 7990 in a condominium styled as "Serene Townhouse Village, 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 \$6,000 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. (Matter No. 187431-1)

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

124507 (10-27,11-3,11-10)

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

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

**7618 DEN MEADE AVENUE  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from William S. Adams, Jr. and Betty L. Adams, dated April 12, 2004 and recorded in Liber 19412, Folio 682 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$236,000.00, 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 **NOVEMBER 15, 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124498 (10-27,11-3,11-10)



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**

**9418 RHODE ISLAND AVE.  
AND 4909 HURON ST.  
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust dated December 20, 2006 and recorded in Liber 27066, Folio 555 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$412,000.00 and a current interest rate of 9.25% 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

**NOVEMBER 1, 2016 AT 11:15 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s Co., MD and described as Tax ID #21-3698776 and Tax ID #21-3698768 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. (Matter No. 57465-1)

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

124359 (10-13,10-20,10-27)

LEGALS

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

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

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

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

**NOVEMBER 1, 2016 AT 11:17 AM**

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

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

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 163829-3)

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

124361 (10-13,10-20,10-27)

LEGALS

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

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

**17330 QUEEN ANNE RD.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated March 9, 2007 and recorded in Liber 27599, Folio 623 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$914,000.00 and a current interest rate of 2% 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

**NOVEMBER 1, 2016 AT 11:16 AM**

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

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

Terms of Sale: A deposit of \$98,000 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. (Matter No. 132311-1)

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

124360 (10-13,10-20,10-27)

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**

**13913 CONCORD AVE.  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated July 25, 2006 and recorded in Liber 26935, Folio 659 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$303,800.00 and a current interest rate of 2% 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

**NOVEMBER 1, 2016 AT 11:18 AM**

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 66120-1)

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

124362 (10-13,10-20,10-27)

LEGALS

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

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

**115 STAN FEY DR.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated July 19, 2005 and recorded in Liber 23101, Folio 542 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$567,000.00 and a current interest rate of 6.25% 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

**NOVEMBER 15, 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 \$57,000 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. (Matter No. 78995-1)

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

124508 (10-27,11-3,11-10)

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**

**8408 15TH AVE.  
HYATTSVILLE A/R/T/A ADELPHI, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated July 25, 2005 and recorded in Liber 24804, Folio 545 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$219,000.00 and a current interest rate of 5.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 15, 2016 AT 11:14 AM**

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

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

Terms of Sale: A deposit of \$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. (Matter No. 196757-1)

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

124509 (10-27,11-3,11-10)





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**

**16400 ANDREA CT.  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated September 15, 2010 and recorded in Liber 32262, Folio 528 among the Land Records of Prince George's Co., MD, with an original principal balance of \$449,238.00 and a current interest rate of 3.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 1, 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 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 \$43,000 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. (Matter No. 201771-1)

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

124365 (10-13,10-20,10-27)

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

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

**8220 CLAY DRIVE  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Mameth Piazza, Giovanna Piazza and Sandro Piazza, dated March 6, 2007 and recorded in Liber 28118, Folio 512 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$259,000.00, and an original interest rate of 6.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 15, 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.

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

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124499 (10-27,11-3,11-10)

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**

**301 PANORA WAY  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated July 8, 2009 and recorded in Liber 30860, Folio 59 among the Land Records of Prince George's Co., MD, with an original principal balance of \$656,191.00 and a current interest rate of 6% 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

**NOVEMBER 9, 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 \$65,000 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. (Matter No. 198794-1)

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

124416 (10-20,10-27,11-3)

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

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

**1300 WATERFORD DRIVE  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Alvin J. Legrand, dated February 25, 2008 and recorded in Liber 29469, Folio 198 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$150,000.00, 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 **NOVEMBER 1, 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124341 (10-13,10-20,10-27)

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**

**13928 CARLENE DR.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated August 22, 2005 and recorded in Liber 23183, Folio 263 among the Land Records of Prince George's Co., MD, with an original principal balance of \$418,500.00 and a current interest rate of 4% 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

**NOVEMBER 9, 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 \$41,000 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. (Matter No. 91869-1)

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

124417 (10-20,10-27,11-3)

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

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

**1848 DUTCH VILLAGE DRIVE, UNIT R-267  
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust from James E. Logan, III, dated September 23, 2003 and recorded in Liber 18473, Folio 450 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$78,250.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 1, 2016 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$8,000.00 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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

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

124342 (10-13,10-20,10-27)





LEGALS

PUBLIC NOTICE

Pursuant to Section 323 of the Charter for Prince George’s County, Maryland, notice is hereby given that the following five (5) bond enabling act referenda (Questions A, B, C, E and F) will be submitted to the voters of Prince George’s County, Maryland, at the General Election to be held on November 8, 2016, and if at said election a majority of the votes cast on each question shall be in favor of the proposed enabling act, such act shall stand approved.

Pursuant to Section 1105 of the Charter for Prince George’s County, Maryland, notice is hereby given that the following two (2) amendments to the Charter for Prince George’s County, Maryland (Questions D and G), will be submitted to the voters of Prince George’s County, Maryland, at the General Election to be held on November 8, 2016, and if at said election a majority of the votes cast on this question shall be in favor of the proposed amendment, such amendment shall stand adopted from and after the thirtieth day following said election.

QUESTION A  
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
2016 Legislative Session

Bill No. CB-45-2016  
Chapter No. 37  
Proposed and Presented by: The Chairman (by request – County Executive)  
Introduced by: Council Members Glaros, Toles, Lehman, Harrison, Franklin, Taveras and Patterson  
Date of Introduction June 21, 2016

BILL

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.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness 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 and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2017-2022, under the following headings, which descriptions are incorporated by reference as if set forth herein:

CIP-ID	Project Name
HL719423	Brandywine Library
HL719713	Bladensburg Library Replacement
HL718813	Hyattsville Branch Renovations
HL719613	Langley Park Branch
HL719303	Laurel Library Replacement
HL719163	Library Branch Renovations 2
HL719213	New Carrollton Branch Renovation

Reference to the County's capital program for the fiscal years 2017-2022 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206 (2016), as amended, replaced, or recodified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by MD. CODE ANN., LOCAL GOV'T. § 19-207 (2016), as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Library Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Library Facilities, the cost of issuance of such bonds for such Library Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 8, 2016. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

LIBRARY FACILITIES BONDS

AN ACT enabling the County to borrow money and issue bonds in an 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, as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to MD. CODE ANN., LOCAL GOV'T. § 19-212 (2016), as amended, replaced, or recodified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by MD. CODE ANN., ECON. DEV. §§ 12-201 to 12-213 (2016), as amended, replaced, or recodified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

Adopted this 19th day of July, 2016.

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

APPROVED:  
BY: Rushern L. Baker, III  
County Executive

DATE: August 3, 2016

LEGALS

QUESTION B  
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
2016 Legislative Session

Bill No. CB-44-2016  
Chapter No. 36  
Proposed and Presented by: The Chairman (by request – County Executive)  
Introduced by: Council Members Glaros, Toles, Lehman, Harrison, Franklin, Taveras and Patterson  
Date of Introduction June 21, 2016

BILL

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.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness 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 the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2017-2022, under the following headings, which descriptions are incorporated by reference as if set forth herein:

CIP-ID	Project Name
JT561573	Detention Center Housing Renovations
JT562173	Medical Unit Renovation & Expansion
KJ501233	District IX Station
KJ500213	Forensics Lab Renovations
KJ500713	Police Station Renovations
KJ500123	Training/ Administrative Headquarters
LK510651	Fire Station Renovations
LK510648	Fire Station Roof Renovations
LK510010	Hyattsville Fire/ EMS #801
LK510330	Kentland Fire/EMS #833
LK511173	Kentland Fire/EMS #846
LK511153	Marlboro Fire/EMS #845
LK562173	Medical Unit Renovation & Expansion
LK510833	Oxon Hill Fire Station
LK510083	Shady Glen Fire/EMS
LK510700	Water Storage Tanks
LQ510601	Training Academy

Reference to the County's capital program for the fiscal years 2017-2022 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206 (2016), as amended, replaced, or recodified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by MD. CODE ANN., LOCAL GOV'T. § 19-207 (2016), as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Public Safety Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Public Safety Facilities, the cost of issuance of such bonds for such Public Safety Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 8, 2016. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

PUBLIC SAFETY FACILITIES BONDS

AN ACT enabling the County to borrow money and issue bonds in an 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), as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to MD. CODE ANN., LOCAL GOV'T. §§ 19-212 (2016), as amended, replaced, or recodified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by MD. CODE ANN., ECON. DEV. §§ 12-201 to 12-213 (2016), as amended, replaced, or recodified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

Adopted this 19th day of July, 2016.

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

APPROVED:  
BY: Rushern L. Baker, III  
County Executive

DATE: August 3, 2016

QUESTION C  
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
2016 Legislative Session

Bill No. CB-46-2016  
Chapter No. 31

LEGALS

Proposed and Presented by: The Chairman (by request – County Executive)  
Introduced by: Council Members Glaros, Toles, Lehman, Harrison, Franklin, Taveras and Patterson  
Date of Introduction June 21, 2016

BILL

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.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness 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 and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2017-2022, under the following headings, which descriptions are incorporated by reference as if set forth herein:

CIP-ID	Project Name
OA852213	College Improvements
OA852303	Culinary Arts Centre
OA850028	Lanham Hall Renovations
OA852163	Queen Anne Academic Center
OA852203	Renovate Marlboro Hall

Reference to the County's capital program for the fiscal years 2017-2022 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206 (2016), as amended, replaced, or recodified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by MD. CODE ANN., LOCAL GOV'T. § 19-207 (2016), as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Community College Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Community College Facilities, the cost of issuance of such bonds for such Community College Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 8, 2016. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

COMMUNITY COLLEGE FACILITIES BONDS

AN ACT enabling the County to borrow money and issue bonds in an 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, as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to MD. CODE ANN., LOCAL GOV'T. §§ 19-212 (2016), as amended, replaced, or recodified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by MD. CODE ANN., ECON. DEV. §§ 12-201 to 12-213 (2016), as amended, replaced, or recodified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

Adopted this 19th day of July, 2016.

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

APPROVED:  
BY: Rushern L. Baker, III  
County Executive

DATE: August 3, 2016

QUESTION D  
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
2016 Legislative Session

Bill No. CB-40-2016  
Chapter No. 25  
Proposed and Presented by: Council Members Davis, Glaros, Taveras and Turner  
Introduced by: Council Members Davis, Glaros, Taveras and Turner  
Co-Sponsors \_\_\_\_\_  
Date of Introduction June 14, 2016

CHARTER AMENDMENT

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.

BY proposing an amendment to:

Sections 301, 303 and 307A,  
Charter of Prince George's County, Maryland.

CONTINUED ON PAGE 25



LEGALS

CONTINUED FROM PAGE 24

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that the following amendment to Sections 301, 303, and 307A, Charter of Prince George's County, Maryland, are hereby proposed: **Sec. 301. Composition.**

The Legislative Branch of the County government shall consist of the County Council, hereinafter referred to as the Council, and the officers and employees thereof. The Council shall be composed of nine district members and two at large members.

**Sec. 303. Election.**

The Council shall be elected at the same time as State officers and in the manner provided by law. Each district member of the Council, at the time of [his] their election, shall reside in a different one of the nine Council districts of the County, and shall be nominated and elected by the qualified voters of the Council district in which [he resides] they reside. Two members of the Council shall be nominated and elected by the qualified voters of the entire County.

**Section 307A. - Term Limitation.**

No person shall be eligible to serve more than two consecutive terms on the County Council. No person shall be eligible to serve more than two consecutive terms as County Executive; provided that a Council member who has served two terms as a district member shall be eligible to run for an at-large seat on the Council and is eligible to serve for no more than two consecutive terms as an at-large member. This Section shall apply to all persons who are currently serving on the County Council or as County Executive on the effective date of this Section and to all persons elected thereafter.

SECTION 2. BE IT FURTHER ENACTED that a copy of this Act be transmitted to the County Executive for publication and that a copy also be transmitted to the Board of Supervisors of Elections for submission of the proposed amendment to the voters of this County at the 2016 General Election pursuant to Section 1105 of the Charter.

SECTION 3. BE IT FURTHER ENACTED that the question of adoption of this proposed Charter Amendment shall be submitted to the voters of the County at the General Election occurring on November 8, 2016, and shall be placed on the ballot in the following form:

PROPOSED CHARTER AMENDMENT

To provide for the election of council members by district and at large, to change the composition of the County Council to a system of nine district members and two at large members, and to provide that a Council member who has been elected to two consecutive terms of office as a district member shall not serve more than two consecutive terms as an at-large member.

Adopted this 19th day of July, 2016, by an affirmative vote of two-thirds of the members of the full County Council.

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

KEY:  
Underscoring indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.

QUESTION E  
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
2016 Legislative Session

Bill No. CB-43-2016  
Chapter No. 35  
Proposed and Presented by: The Chairman (by request – County Executive)  
Introduced by: Council Members Glaros, Harrison, Lehman, Franklin Taveras and Toles  
Co-Sponsors \_\_\_\_\_  
Date of Introduction June 21, 2016

BILL

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, renovation, relocation, rehabilitation, 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.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness 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, renovation, relocation, rehabilitation, or repair of, Public Works and Transportation Facilities (including roads and bridges, parking lots and maintenance facilities), including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2017-2022, under the following headings, which descriptions are incorporated by reference as if set forth herein:

CIP-ID	Project Name
664241	ADA RIGHT OF WAY MODIFICATIONS
668202	BR- BRANDYWINE RD
668182	BR- CHESTNUT AVE
661142	BR- GOVERNOR BRIDGE ROAD
662033	BR- GREENCASTLE RD
661011	BRIDGE REPAIR AND REPLACEMENT 2
668152	BR-SUNNYSIDE AVE
661132	BR-TEMPLE HILL ROAD
661071	BUS MASS TRANSIT /RAIL 2
661021	CURB AND ROAD REHAB 2
667463	DPW&T FACILITIES
660123	EMERGENCY REPAIRS - ROADWAYS & BRIDGES
661091	GREEN STREET IMPROVEMENTS
664121	HILL ROAD III
664131	LOTTSFORD ROAD III
661004	MARYLAND PURPLE LINE
666681	OXON HILL ROAD
661221	PEDESTRIAN SAFETY IMPROVEMENTS
661003	PLANNING & SITE ACQUISITION 2
661031	REVITALIZATION & RESTORATION 2
669761	SCHOOL ACCESS PROJECTS
661041	STREET LIGHTS AND TRAFFIC SIGNALS 2
664271	STREET TREE REMOVAL & REPLACE
669001	SURRATTS ROAD
661051	TRAFFIC CONGESTION IMPROVEMENTS 2

Reference to the County's capital program for the fiscal years 2017-2022 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of Md. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206 (2016), as amended, replaced, or recodified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by Md. CODE ANN., LOCAL GOV'T. § 19-207 (2016), as amended or supplemented from time to time or by any other ap-

LEGALS

plicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Public Works and Transportation Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Public Works and Transportation Facilities, the cost of issuance of such bonds for such Public Works and Transportation Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 8, 2016. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

PUBLIC WORKS AND TRANSPORTATION FACILITIES BONDS

AN ACT enabling the County to borrow money and issue bonds in an amount not exceeding \$199,263,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation or repair of Public Works and Transportation Facilities (including roads and bridges, parking lots, and maintenance facilities), as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to Md. CODE ANN., LOCAL GOV'T. § 19-212 (2016), as amended, replaced, or recodified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by Md. CODE ANN., ECON. DEV. §§ 12-201 to 12-213 (2016), as amended, replaced, or recodified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.  
Adopted this 19th day of July, 2016.

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

DATE: August 3, 2016  
BY: Rushern L. Baker, III  
County Executive

QUESTION F  
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
2016 Legislative Session

Bill No. CB-47-2016  
Chapter No. 38  
Proposed and Presented by: The Chairman (by request – County Executive  
Introduced by: Council Members Glaros, Harrison and Lehman  
Co-Sponsors \_\_\_\_\_  
Date of Introduction June 21, 2016

BILL

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 the legal voters of the County.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness 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 and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2017-2022, under the following headings, which descriptions are incorporated by reference as if set forth herein:

CIP-ID	Project Name
SQ300123	County Building Renovations II
SQ300253	Courthouse Renovations & Security Upgrades
SQ302001	Court School
SQ300323	Emergency Command Center
SQ301123	Energy Upgrades
VR230123	Enterprise Resource Planning
I1700123	Health Facilities Renovations
SN300293	Prince George's Homeless Shelter
SR300712	Public Safety Driver Training & Gun Range
I1700034	Regional Health & Human Services Center

Reference to the County's capital program for the years 2017-2022 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of Md. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206 (2016), as amended, replaced, or recodified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by Md. CODE ANN., LOCAL GOV'T. § 19-207 (2016), as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the County Buildings and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the County Buildings, the cost of issuance of such bonds for such County Buildings may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 8, 2016. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

LEGALS

COUNTY BUILDINGS BONDS

AN ACT enabling the County to borrow money and issue bonds in an 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, as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to Md. CODE ANN., LOCAL GOV'T. §§ 19-212 (2016), as amended, replaced, or recodified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by Md. CODE ANN., ECON. DEV. §§ 12-201 to 12-213 (2016), as amended, replaced, or recodified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.  
Adopted this 19th day of July, 2016.

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

DATE: August 3, 2016  
BY: Rushern L. Baker, III  
County Executive

QUESTION G  
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
2016 Legislative Session

Bill No. CB-41-2016  
Chapter No. 26  
Proposed and Presented by: Council Members Davis, Franklin, Glaros, Harrison, Taveras and Turner  
Introduced by: Council Members Davis, Franklin, Glaros, Harrison, Taveras and Turner  
Date of Introduction June 14, 2016

CHARTER AMENDMENT

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.  
BY proposing an amendment to:  
Section 508,  
Charter of Prince George's County, Maryland.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that the following amendment to Section 508, Charter of Prince George's County, Maryland, are hereby proposed:  
**Sec. 508. Common Administrative Services.**

To the extent permitted by State law and to the extent of their being available within the County government, any agency receiving or disbursing County funds shall be served by, and shall utilize, the services of the County for legal services, budgeting and accounting, receiving and collecting funds, purchasing, data processing, public relations, land acquisition, architecture and engineering, personnel administration, and such other administrative services as the Council may establish by law. The provisions of this section shall not be construed to preclude contracting for professional services in accordance with Article VI of this Charter. In the event the County Attorney determines there is a conflict of interest between the executive and legislative branches on matters requiring legal services and advice, both branches shall engage outside counsel.

SECTION 2. BE IT FURTHER ENACTED that a copy of this Act be transmitted to the County Executive for publication and that a copy also be transmitted to the Board of Supervisors of Elections for submission of the proposed amendment to the voters of this County at the 2016 General Election pursuant to Section 1105 of the Charter.

SECTION 3. BE IT FURTHER ENACTED that the question of adoption of this proposed Charter Amendment shall be submitted to the voters of the County at the General Election occurring on November 8, 2016, and shall be placed on the ballot in the following form:

PROPOSED CHARTER AMENDMENT

To provide that in the event the County Attorney determines there is a conflict of interest between the executive and legislative branches on matters requiring legal services and advice, both branches shall engage outside counsel.

Adopted this 19th day of July, 2016, by an affirmative vote of two-thirds of the members of the full County Council.

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

KEY:  
Underscoring indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.

124247 (10-6,10-13,10-20,10-27,11-3)

THE  
PRINCE  
GEORGE'S POST  
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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**

**4812 HARCOURT RD., UNIT #21  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated April 24, 2008 and recorded in Liber 29716, Folio 515 among the Land Records of Prince George's Co., MD, with an original principal balance of \$279,388.00 and a current interest rate of 4.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 1, 2016 AT 11:25 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit 21 in "Phase One, Highland Gate 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 \$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. (Matter No. 193839-1)

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

124369 (10-13,10-20,10-27)

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**

**5806 LONGFELLOW ST.  
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust dated April 14, 2009 and recorded in Liber 30779, Folio 18 among the Land Records of Prince George's Co., MD, with an original principal balance of \$100,000.00 and a current interest rate of 5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 1, 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 \$9,000 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. (Matter No. 145301-1)

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

124372 (10-13,10-20,10-27)

LEGALS

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

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

**4718 NANTUCKET RD.  
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust dated September 16, 2005 and recorded in Liber 23501, Folio 58 among the Land Records of Prince George's Co., MD, with an original principal balance of \$296,000.00 and a current interest rate of 5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 1, 2016 AT 11:27 AM**

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 193606-1)

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

124371 (10-13,10-20,10-27)

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**

**7615 CYPRESS ST.  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated April 24, 2007 and recorded in Liber 28048, Folio 376 among the Land Records of Prince George's Co., MD, with an original principal balance of \$634,500.00 and a current interest rate of 3.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 1, 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 \$65,000 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. (Matter No. 190940-1)

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

124373 (10-13,10-20,10-27)

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**

**13106 WELLFORD DR.  
BELTSVILLE A/R/T/A CALVERTON, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated June 12, 1998 and recorded in Liber 12281, Folio 334 among the Land Records of Prince George's Co., MD, with an original principal balance of \$137,526.00 and a current interest rate of 7.25% 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

**NOVEMBER 1, 2016 AT 11:20 AM**

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

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

Terms of Sale: A deposit of \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 162628-1)

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

124364 (10-13,10-20,10-27)

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**

**4008 27TH AVE.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated December 14, 2005 and recorded in Liber 24416, Folio 366 among the Land Records of Prince George's Co., MD, with an original principal balance of \$229,000.00 and a current interest rate of 4.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 1, 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 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. (Matter No. 128387-1)

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

124374 (10-13,10-20,10-27)



LEGALS

Bradley W. Hines, Esq.  
777 6th Street, NW, Suite 520  
Washington, DC 20001  
(202) 737-4141

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HAROLD BENNETTE**

Notice is given that Yolanda Ben-  
nette, whose address is 914 Smoke  
Tree Lane, Virginia Beach, VA 23452,  
was on October 6, 2016 appointed  
Personal Representative of the es-  
tate of Harold Bennette, who died  
on June 22, 2016 without a will.

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

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 6th day of  
April, 2017.

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 de-  
cedent 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.

**YOLANDA BENNETTE**  
Personal Representative

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

Estate No. 104318  
124474 (10-20,10-27,11-3)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
LEROY EDWARDS ROBBINS**  
Estate No.: 103554

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the  
above estate:

You are hereby notified that a pe-  
tition has been filed by ELIZABETH  
Y. ROBBINS for judicial probate for  
the appointment of a personal rep-  
resentative. A hearing will be held  
at 14735 Main Street, Room D4010,  
Upper Marlboro, MD 20773 on **Nov-  
ember 22, 2016 at 9:30 AM.**

This hearing may be transferred or  
postponed to a subsequent time.  
Further information may be ob-  
tained 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  
124470 (10-20,10-27)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JEANNETTE D POULIOT**

Notice is given that Rosemarie  
Pouliot, whose address is 1037  
Friendship Lane, West River, MD  
20778, was on October 13, 2016 ap-  
pointed Personal Representative of  
the estate of Jeannette D Pouliot who  
died on October 7, 2016 with a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal 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 13th day of  
April, 2017.

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 de-  
cedent 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.

**ROSEMARIE POULIOT**  
Personal Representative

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

Estate No. 104505  
124472 (10-20,10-27,11-3)

Brian Gormley, Esq.  
10605 Concord St., Ste. 440  
Kensington, MD 20895  
443-739-7993

NOTICE TO CREDITORS OF  
APPOINTMENT OF  
FOREIGN PERSONAL  
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that  
the Superior Court of Burke county,  
NC appointed Josephine Fleming  
King, whose address is 806 Madison  
St., NW, Washington DC 20011, as  
the Personal Representative of the  
Estate of Ernest Fleming who died  
on September 6, 1984 domiciled in  
Burke County, NC.

The Maryland resident agent for  
service of process is Brian Gormley,  
whose address is 10605 Concord St.,  
Ste 440, Kensington, MD 20895.

At the time of death, the decedent  
owned real or leasehold property in  
the following Maryland counties:

PRINCE GEORGE’S

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 de-  
livers 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.

**JOSEPHINE FLEMING KING**  
Foreign Personal Representative

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

Estate No. 104235  
124542 (10-27,11-3,11-10)

**AMENDED ORDER  
OF PUBLICATION**

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

Plaintiff

v.

THE ESTATE OF, PERSONAL REP-  
RESENTATIVE, AND KNOWN  
AND UNKNOWN HEIRS AND AS-  
SIGNS OF MAE H. CLARKE

S/O The Personal Representative  
of the Estate of Mae H. Clarke  
(Address Unknown)

S/O The Known and Unknown  
Personal Representative, Heirs and  
Assigns of the Estate of Mae  
H. Clarke  
(Address Unknown)

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 Kenilworth  
Ave, Capitol Heights, MD 20743  
Account Number: 02 0154831  
Description: 6.0000 Acres  
Map 058 Grid D3 Par 120  
Assmt: \$235,200.00  
Liber/Folio: 6087/254  
Assessed To: Clarke Mae H. (De-  
ceased)

**In the Circuit Court for  
Prince George’s County, Maryland**  
Case No.: CAE 16-07521

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following 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 Kenilworth  
Ave, Capitol Heights, MD 20743  
Account Number: 02 0154831  
Description: 6.0000 Acres  
Map 058 Grid D3 Par 120  
Assmt: \$235,200.00  
Liber/Folio: 6087/254  
Assessed To: Clarke Mae H. (De-  
ceased)

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

It is thereupon this 18th day of Oc-  
tober, 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 11th day of November,  
2016, warning all persons interested  
in the said properties to be and ap-  
pear in this Court by the 22nd day  
of December, 2016, and redeem the  
Property, and answer the Com-  
plaint, or thereafter a final judgment  
will be rendered foreclosing all  
rights of redemption in the 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  
124527 (10-27,11-3,11-10)

LEGALS

LAW OFFICES OF JOHN E. REID,  
PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: PG15-TS-Redevelopment-6062

ORDER OF PUBLICATION

Redevelopment Solutions 2015  
LLC, Plaintiff  
vs.

Mercedarios U. Mendoza, Anecita  
L. Mendoza, Melinda Mendoza,  
World Savings Bank FSB, Wells  
Fargo Bank, National Association,  
Diane S. Rosenberg, Substitute  
Trustee, Mark D. Meyer, Substitute  
Trustee, John A. Ansell, III, Substi-  
tute Trustee, Stephanie Mont-  
gomery, Substitute Trustee, Kenneth  
Savitz, Substitute Trustee, Prince  
George’s County, Maryland, the Di-  
rector of Finance and all unknown  
owners of the property described  
below; all heirs, devisees, personal  
representatives, and executors, ad-  
ministrators, grantees, assigns or  
successors in right, title, interest,  
and any and all persons having or  
claiming to have any interest in the  
property and premises situate in  
Prince George’s County, Maryland,  
known as 3503 43rd Avenue, Brent-  
wood, Maryland 20722 and de-  
scribed as 4,800.0000 Sq.Ft. & Imps.  
Lenox Assmt \$160,100 Lib 10536 Fl  
417, Account No. 0143974 in District  
02 on the Tax Roll of the Director of  
Finance,

Defendants

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

Civil Action No. CAE 16-37297

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the hereinabove de-  
scribed property sold, either directly  
or via assignment, by the Collector  
of Taxes for the State of Maryland  
and Prince George’s County, Mary-  
land to the Plaintiff in the proceed-  
ing.

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  
from the date of 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 17th day of Oc-  
tober, 2016, by the Circuit Court for  
Prince George’s County, Maryland.

ORDERED, that notice be given  
by the insertion of a copy of this  
Order in some newspaper having  
general circulation in Prince  
George’s County, Maryland, once a  
week for three (3) consecutive  
weeks, on or before the 11th day of  
November, 2016, warning all per-  
sons having or claiming to have any  
interest in the property described  
above to appear in this Court by the  
20th day of December, 2016, and re-  
deem their respective property or  
answer the Complaint, or thereafter  
a Final Decree will be entered fore-  
closing all rights of redemption in  
and as to the property, and vesting  
in the Plaintiff a title in fee simple or  
leasehold, free and clear of all en-  
cumbrances.

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  
124540 (10-27,11-3,11-10)

LEGALS

PRINCE GEORGE’S COUNTY  
GOVERNMENT

BOARD OF LICENSE  
COMMISSIONERS

NOTICE OF PUBLIC  
HEARING

NOTICE IS HEREBY GIVEN: That  
pursuant to Rule #38 of the Board of  
License Commissioners for Prince  
George’s County, the below listed li-  
censed premises has applied for a  
drive-through window and Purs-  
uant to Rule #76 for a Letter of Au-  
thorization for Delivery of Alcoholic  
Beverages:

**t/a Central Avenue Restaurant  
and Liquor Store  
Weeping Willow, Inc.  
1 Yost Place  
Seat Pleasant, 20746  
Young Jung Paig,  
President/Secretary/Treasurer**

A Public Hearing will be held on:

**November 9, 2016  
7:00 p.m.  
9200 Basil Court  
Room 410  
Largo, Maryland 20774**

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

BOARD OF LICENSE COMMISSIONERS

Attest:  
Kelly E. Markomanolakis  
Administrative Assistant  
October 7, 2016

124460 (10-20,10-27)

LEGALS

The Prince George’s Post Newspaper Call or Fax 301-627-0900 301-627-6260 Have a Very Safe Weekend

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

LANA L. DOVER

7903 Crows Nest Court  
Unit# 9112  
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-32567**

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7903 Crows Nest Court, Unit# 9112, 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 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$121,800.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124405 (10-20,10-27,11-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

TURHAN MONTGOMERY

14005 Justin Way  
Unit #5-E  
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 13-25218**

Notice is hereby given this 17th day of October, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 14005 Justin Way, Unit #5-E, 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 17th day of November, 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 17th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$78,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124520 (10-27,11-3,11-10)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ROBERT I. PEARCE  
SHIRLEY T. FORD

6117 Cabot Street  
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-10958**

Notice is hereby given this 17th day of October, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6117 Cabot Street, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of November, 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 17th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$104,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124522 (10-27,11-3,11-10)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

NADINE MINER MCKENZIE  
MELVIN J. PROCTOR, JR.

9208 Eldon Drive  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-10780**

Notice is hereby given this 17th day of October, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9208 Eldon Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of November, 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 17th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$199,750.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124523 (10-27,11-3,11-10)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

LAVEDA WHITFIELD  
LARRY WHITFIELD, JR.

16807 Cover Court  
Accokeek, MD 20607

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-37309**

Notice is hereby given this 17th day of October, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 16807 Cover Court, 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 17th day of November, 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 17th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$396,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124521 (10-27,11-3,11-10)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

EUNICE T. MCCORKLE  
MELVIN F. MCCORKLE

302 Bennington Court  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-10769**

Notice is hereby given this 17th day of October, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 302 Bennington Court, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of November, 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 17th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$241,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124524 (10-27,11-3,11-10)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ANISSA F. MCUNU  
ARTHUR N. MCUNU  
704 Church Road  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-10886**

Notice is hereby given this 28th day of September, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 704 Church Road, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of October, 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 28th day of October, 2016.

The report states the purchase price at the Foreclosure sale to be \$735,250.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124316 (10-13,10-20,10-27)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

JEMIMA JUSU CONTEH AKA  
JEMIMA J. COOMBER  
FODAY DAVID COOMBER AKA  
FODAY D. COOMBER  
12809 Maidenwood Terrace  
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 13-33768**

Notice is hereby given this 28th day of September, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 12809 Maidenwood Terrace, 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 28th day of October, 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 28th day of October, 2016.

The report states the purchase price at the Foreclosure sale to be \$345,100.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124318 (10-13,10-20,10-27)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

KENNETH W. JONES  
9607 Utica Place  
Upper Marlboro ARTA  
Springdale, MD 20774

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-07511**

Notice is hereby given this 3rd day of October, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9607 Utica Place, Upper Marlboro ARTA Springdale, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of November, 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 3rd day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$287,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124320 (10-13,10-20,10-27)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MARY BARNES AKA  
MARY L. BARNES  
MELVIN BARNES AKA  
MELVIN L. BARNES  
6628 Chestnut Avenue  
New Carrollton ARTA  
Hyattsville, MD 20784

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-20313**

Notice is hereby given this 28th day of September, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6628 Chestnut Avenue, New Carrollton ARTA Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of October, 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 28th day of October, 2016.

The report states the purchase price at the Foreclosure sale to be \$230,700.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124317 (10-13,10-20,10-27)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

SAMUEL L. RICHARDSON, II  
816 Maple Avenue  
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 14-22279**

Notice is hereby given this 29th day of September, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 816 Maple Avenue, 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 31st day of October, 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 31st day of October, 2016.

The report states the purchase price at the Foreclosure sale to be \$174,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124319 (10-13,10-20,10-27)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

PAUL J. AUGHENBAUGH  
RITA A. AUGHENBAUGH  
5227 42nd Place  
Hyattsville, MD 20781

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-24755**

Notice is hereby given this 3rd day of October, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5227 42nd Place, Hyattsville, MD 20781, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of November, 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 3rd day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$112,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124322 (10-13,10-20,10-27)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CONSTANCE A. BROWN

3328 Huntley Square Drive  
Unit A2  
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-16879**

Notice is hereby given this 18th day of October, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3328 Huntley Square Drive, Unit A2, 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 18th day of November, 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 18th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$19,500.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124532 (10-27,11-3,11-10)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

JULLION R. TAYLOR JR.  
1703 Fernwood Drive  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-37287**

Notice is hereby given this 19th day of October, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1703 Fernwood Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$281,544.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124539 (10-27,11-3,11-10)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

TAJUANA T SIZEMORE  
6418 Tiffany Court  
Lanham, MD 20706

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-10260**

Notice is hereby given this 3rd day of October, 2016 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6418 Tiffany Court, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of November, 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 3rd day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$187,050.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124321 (10-13,10-20,10-27)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

LARONDA SANDERS

3912 Norway Lane  
Bowie, MD 20716

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-32885**

Notice is hereby given this 18th day of October, 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 Norway Lane, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of November, 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 18th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$210,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124533 (10-27,11-3,11-10)

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.

Chaney Holmes,  
Chaney Holmes-Reid  
2406 Lewis Avenue  
Suitland, MD 20746

Defendant

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-10679**

Notice is hereby given this 18th day of October, 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



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

7221 CIMMARON ASH COURT  
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from WILBERT RAYMOND JONES AND ERICA JANINE DORTCH-JONES, dated August 1, 2008, and recorded in Liber 30008 at folio 694 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

NOVEMBER 15, 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 \$64,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2010-08286](#))

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

124488 (10-27,11-3,11-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

13510 UNITED LANE  
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Scott A Johnson, Herbert Johnson, Mary Johnson and Tracey D Johnson, dated May 9, 2007, and recorded in Liber 28117 at folio 057 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

NOVEMBER 15, 2016  
AT 9:10 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2012-34420](#))

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

124526 (10-27,11-3,11-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

17223 BROOKMEADOW LANE  
UPPER MARLBORO, MARYLAND 20772

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

NOVEMBER 15, 2016  
AT 9:06 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2012-25207](#))

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

124489 (10-27,11-3,11-10)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

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

15601 GILPIN MEWS LANE  
BRANDYWINE, MARYLAND 20613

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

NOVEMBER 15, 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 \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2013-38441](#))

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

124536 (10-27,11-3,11-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

3520 JEFF ROAD  
SPRING DALE, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Warren L Parks, dated February 13, 2006, and recorded in Liber 29420 at folio 332 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

NOVEMBER 15, 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 \$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 6.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [15-613161](#))

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

124490 (10-27,11-3,11-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

10504 KEEPSAKE LANE  
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from David M. Hooks and Chrispina S. Wray, dated June 11, 2004, and recorded in Liber 20061 at folio 510 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

NOVEMBER 15, 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 \$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 # [2013-40177](#))

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

124537 (10-27,11-3,11-10)

IT PAYS TO ADVERTISE!  
*The Prince George’s Post*  
Call Brenda Boice at 301 627 0900





LEGALS

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

By virtue of the power and authority contained in a Mortgage from SUZANNE H. HINCHEY to Wyndham Vacation Resorts, Inc., dated October 20, 2008, and recorded December 03, 2009, in Liber 31218 at folio 00434 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 12, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.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 Odd 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 12.49 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

124444 (10-20,10-27,11-3)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from VIDA M. JOHNSON to Wyndham Vacation Resorts, Inc., dated November 29, 2014, and recorded March 17, 2015, in Liber 36780 at folio 00137 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 12, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.M.

One 733,000/2,855,944,500 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 733,000 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 14.95 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

124445 (10-20,10-27,11-3)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from VIDA JOHNSON and MONICA ELLIS GORHAM to Wyndham Vacation Resorts, Inc., dated August 17, 2013, and recorded October 28, 2013, in Liber 35351 at folio 00546 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 12, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.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 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 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

124446 (10-20,10-27,11-3)

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LEGALS

NOTICE

NOTICE

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Dennis S. Poe  
Plaintiffs  
Defendant  
IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAEF 15-32769  
ORDERED, this 3rd day of October, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 32 4th Street, 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 3rd day of November, 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 3rd day of November, 2016, next.  
The report states the amount of sale to be \$517,127.10.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124335 (10-13,10-20,10-27)

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Estate of Ardrea Hamilton and  
Lilian M Hamilton  
Plaintiffs  
Defendants  
IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAEF 16-10407  
ORDERED, this 4th day of October, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3413 Regency Parkway, Forestville, 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 4th day of November, 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 4th day of November, 2016, next.  
The report states the amount of sale to be \$154,900.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124375 (10-13,10-20,10-27)

LEGALS

NOTICE

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
William H. Jones and  
Carolyn F. Jones  
Plaintiffs  
Defendants  
IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAEF 15-32614  
ORDERED, this 11th day of October, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6908 Fairwood Road, Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of November, 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 14th day of November, 2016, next.  
The report states the amount of sale to be \$134,850.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124434 (10-20,10-27,11-3)

NOTICE

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Richard Delauder  
Plaintiffs  
Defendant  
IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAEF 15-08415  
ORDERED, this 12th day of October, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10759 Kitchener 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 14th day of November, 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 14th day of November, 2016, next.  
The report states the amount of sale to be \$217,500.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124435 (10-20,10-27,11-3)

LEGALS

NOTICE

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Shannon Espino aka  
Shannon Y M Perez  
Plaintiffs  
Defendant  
IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAEF 15-20855  
ORDERED, this 3rd day of October, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2007 Palmer Park Road, 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 3rd day of November, 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 3rd day of November, 2016, next.  
The report states the amount of sale to be \$271,698.06.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124336 (10-13,10-20,10-27)

NOTICE

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Estate of Carolyn Ann Buhler  
Plaintiffs  
Defendant  
IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAEF 15-20166  
ORDERED, this 18th day of October, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15603 Dorset Road #301, 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 November, 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 November, 2016, next.  
The report states the amount of sale to be \$68,000.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124528 (10-27,11-3,11-10)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from FRÉDRICK A. SKAGGS and WALLEAH B. SKAGGS to Wyndham Vacation Resorts, Inc., dated September 09, 2008, and recorded November 18, 2009, in Liber 31167 at folio 00598 among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, dated April 12, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.M.

One 1,603,500 / 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 1,603,500 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 10.49 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  
124447 (10-20,10-27,11-3)

LEGALS

NOTICE

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

vs.

Robin Toogood

Defendant

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

CIVIL NO. CAEF 15-32515

ORDERED, this 6th day of October, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 602 Tailgate Terrace, 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 7th day of November, 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 7th day of November, 2016, next.

The report states the amount of sale to be \$278,400.00.

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

124389 (10-13,10-20,10-27)

NOTICE

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

vs.

Kimberly A. Jones

Defendant

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

CIVIL NO. CAEF 16-24855

ORDERED, this 6th day of October, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8602 Botley Drive, 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 7th day of November, 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 7th day of November, 2016, next.

The report states the amount of sale to be \$178,000.00.

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

124390 (10-13,10-20,10-27)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from DEBRA M. SNODGRASS and BILLY D. SNODGRASS to Wyndham Vacation Resorts, Inc., dated October 20, 2009, and recorded January 13, 2010, in Liber 31332 at folio 00503 among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, dated April 12, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.M.

One 500,000 / 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 500,000 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 12.02 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  
124448 (10-20,10-27,11-3)

LEGALS

NOTICE

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

vs.

Barry S Studevent aka  
Barry Studevent

Plaintiffs

Defendant

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

CIVIL NO. CAEF 16-01050

ORDERED, this 5th day of October, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4617 Omaha Street, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of November, 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 7th day of November, 2016, next.

The report states the amount of sale to be \$249,536.79.

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

124388 (10-13,10-20,10-27)

NOTICE

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

vs.

Leo D. Breckenridge

Defendant

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

CIVIL NO. CAE 13-04899

ORDERED, this 18th day of October, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10553 Beacon Ridge Drive #304, 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 November, 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 November, 2016, next.

The report states the amount of sale to be \$55,680.00.

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

124529 (10-27,11-3,11-10)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from LINDA BROWN and STEPHEN BROWN to Wyndham Vacation Resorts, Inc., dated July 07, 2013, and recorded September 16, 2013, in Liber 35215 at folio 00114 among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, dated April 15, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.M.

One 350,000 / 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 350,000 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 13.95 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  
124449 (10-20,10-27,11-3)

LEGALS

NOTICE

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

vs.

Pauline S Barre and Abdi M. Barre

Defendants

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

CIVIL NO. CAEF 16-04154

ORDERED, this 18th day of October, 2016 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4900 Powder Mill Road, Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of November, 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 November, 2016, next.

The report states the amount of sale to be \$368,880.00.

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

124530 (10-27,11-3,11-10)

PRINCE GEORGE’S COUNTY  
GOVERNMENT

BOARD OF LICENSE  
COMMISSIONERS

NOTICE OF  
PUBLIC HEARING

The Board of License Commissioners for Prince George’s County, Maryland in accordance with the provisions of the Alcoholic Beverage Article of the Annotated Code of Maryland will accept testimony regarding the proposed revisions to the existing Rules and Regulations to include two new rules at a Public Hearing on:

November 9, 2016  
7:00 p.m.  
9200 Basil Court  
Room 410  
Largo, Maryland 20744

The revised edition of the Rules and Regulations are available for review in the Board’s Office at 9200 Basil Court, Room 420, Largo, Maryland 20744 or contacting the Board 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:  
Kelly E. Markomanolakis  
Administrative Assistant  
October 18, 2016

124525 (10-27,11-3)



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**

**2701 PINECREEK PL.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated July 1, 2006 and recorded in Liber 25778, Folio 215 among the Land Records of Prince George's Co., MD, with an original principal balance of \$270,000.00 and a current interest rate of 4.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 15, 2016 AT 11:17 AM**

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

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

Terms of Sale: A deposit of \$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. (Matter No. 66518-1)

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

124512 (10-27,11-3,11-10)

**The Prince George’s Post**  
*Serving Prince George’s County*

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**

**25 THURSTON DR.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated March 20, 2006 and recorded in Liber 25805, Folio 158 among the Land Records of Prince George's Co., MD, with an original principal balance of \$544,185.00 and a current interest rate of 2.06% 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

**NOVEMBER 15, 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 \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 188140-1)

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

124514 (10-27,11-3,11-10)

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**

**14308 COLONEL CLAGETT CT., UNIT #316  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated December 22, 2006 and recorded in Liber 26779, Folio 79 among the Land Records of Prince George's Co., MD, with an original principal balance of \$232,942.00 and a current interest rate of 4.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 15, 2016 AT 11:18 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit No. 316 in Building No. 316 in Marlborough Condominium Phase 6 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. (Matter No. 203520-1)

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

124513 (10-27,11-3,11-10)

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**

**1810 CLARK PL.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated June 2, 2010 and recorded in Liber 31843, Folio 462 and re-recorded in Liber 31956, Folio 132 among the Land Records of Prince George's Co., MD, with an original principal balance of \$170,701.00 and a current interest rate of 5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 15, 2016 AT 11:20 AM**

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

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

Terms of Sale: A deposit of \$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. (Matter No. 181206-1)

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

124515 (10-27,11-3,11-10)

LEGALS

**COUNTY COUNCIL HEARINGS**

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

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

**TUESDAY, NOVEMBER 1, 2016**

**10:30 A.M.**

Notice is hereby given that on Tuesday, November 1, 2016 the County Council of Prince George's County, Maryland, will hold the following public hearings:

**CR-72-2016 - A RESOLUTION CONCERNING CONTRACT APPROVAL** CR-72-2016 - A RESOLUTION CONCERNING CONTRACT APPROVAL for the purpose of approving a multi-year Financing Agreement between Prince George's County, Maryland, ("County") and Old Line Bankshares, Inc. and Industrial Bank (collectively "Banking Consortium") to acquire various County equipment.

**CR-74-2016 - A RESOLUTION CONCERNING FISCAL YEAR 2016 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of amending the Prince George's County Fiscal Year ("FY") 2016 Annual Action Plan for Housing and Community Development by adding The Belnor project, an eligible activity not originally funded or described in the FY 2016 Annual Action Plan, and reprogramming and reallocating seven hundred fifty thousand dollars (\$750,000) in HOME Investment Partnerships (HOME) Program funds from the FY 2015 and FY 2016 Annual Action Plans to support The Belnor project.

**CR-76-2016 - A RESOLUTION CONCERNING WESTPHALIA TOWN CENTER SPECIAL TAXING DISTRICT** for the purpose of designating an area within Prince George's County, Maryland as a "special taxing district" as that term is used in Section 10-269 of the Prince George's County Code, as amended, and as that term is used in Sections 21-501 through 21-518 and Section 21-523 of the Local Government Article of the Annotated Code of Maryland, as amended (collectively, the "Act"), such special taxing district to be located in Upper Marlboro, Maryland and to be known as the "Westphalia Town Center Special Taxing District"; providing for, and determining, various matters in connection with the establishment of a special taxing district; creating a special fund with respect to the Special Taxing District; providing for the introduction of a future ordinance or ordinances to provide for the levy of a special tax in connection with the Special Taxing District; pledging proceeds of such special tax to be paid over to the special fund as provided in the Act; making certain findings and determinations with respect to the special fund and the use of such fund; providing that special obligation bonds may be issued from time to time pursuant to an ordinance or ordinances enacted in accordance with the Act and secured by the special fund; and generally relating to the Westphalia Town Center Special Taxing District.

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

124461 (10-20,10-27)

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**

**10601 GAY TERR.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated January 4, 2008 and recorded in Liber 29320, Folio 488 among the Land Records of Prince George's Co., MD, with an original principal balance of \$296,000.00 and a current interest rate of 3.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**NOVEMBER 9, 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 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 \$28,000 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. (Matter No. 202358-1)

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

124428 (10-20,10-27,11-3)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from EMMA EY and LOUIS EY to Wyndham Vacation Resorts, Inc., dated April 27, 2013, and recorded July 15, 2013, in Liber 34972 at folio 00442 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 15, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.M.

One 217,000/2,855,944,500 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 217,000 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

124450 (10-20,10-27,11-3)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from TERRY FELDER to Wyndham Vacation Resorts, Inc., dated December 13, 2009, and recorded May 11, 2010, in Liber 31667 at folio 00613 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 15, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.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 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

124451 (10-20,10-27,11-3)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from DEBRA R. FLUCKER, EDWARD JAMES COIT, and MARY COIT to Wyndham Vacation Resorts, Inc., dated May 19, 2011, and recorded August 12, 2011, in Liber 32894 at folio 00332 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 15, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.M.

One 500,000/2,855,944,500 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 500,000 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

124452 (10-20,10-27,11-3)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

PAULINE E. FORD  
VICTOR FORD

5702 Everhart Place  
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-00451

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5702 Everhart Place, 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 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$190,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124406 (10-20,10-27,11-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ELIZABETH M. LIGHTNER  
JOHN D. LIGHTNER

15506 Peach Walker Drive  
Bowie, MD 20716

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-10674

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15506 Peach Walker Drive, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$212,475.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124407 (10-20,10-27,11-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

EUNICE N. URAMA

14600 London Lane  
Bowie, MD 20715

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-01663

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14600 London Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$216,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124408 (10-20,10-27,11-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

DEONTRA HICKS

14413 Lusby Ridge Road  
Accokeek, MD 20607

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-10571

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14413 Lusby Ridge Road, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$344,605.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124409 (10-20,10-27,11-3)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ALVIN O. WARD  
TAMMY R. JAMES-WARD

14121 Water Fowl Way  
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-10357

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14121 Water Fowl Way, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$399,900.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124410 (10-20,10-27,11-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ISABELITA H. AGLIPAY

8100 Carey Branch Drive  
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-31697

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8100 Carey Branch 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 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$215,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124411 (10-20,10-27,11-3)



LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

8702 FRANCESCA DRIVE  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Michael R. Williams and Nicole A. Williams, dated May 30, 2014 and recorded in Liber 36064, Folio 368 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$410,919.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 1, 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.

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. All due and /or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204

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

124344 (10-13,10-20,10-27)

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

5114 STARTING GATE DR.  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated February 21, 2007 and recorded in Liber 27504, Folio 458 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$436,800.00 and a current interest rate of 3.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 9, 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 \$29,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 162248-1)

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

124429 (10-20,10-27,11-3)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

6704 BALTIMORE AVENUE  
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Patricia Hill, dated June 12, 2007 and recorded in Liber 28176, Folio 205 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$219,000.00, 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 **NOVEMBER 1, 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.

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$29,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204

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

124345 (10-13,10-20,10-27)

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

5208 CROTON PL.  
A/R/T/A 5208 CROTEN PL.  
RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated June 21, 2005 and recorded in Liber 22357, Folio 721 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$252,000.00 and a current interest rate of 2.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 15, 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 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. (Matter No. 198763-1)

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

124516 (10-27,11-3,11-10)

LEGALS

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.

Bid/Proposal #	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S17-023	Infectious Waste Disposal	Pre-Bid Conference: 11/17/2016 @ 10:00 a.m. Bid Opening : 12/1/16 @ 3:00 p.m.	0.00
S16-054	Fire /Emergency Medical Services Medical /Wellness Director	Pre-Proposal Conference: 11/10/2016 @ 10:00 a.m. Pre-Proposal Closing : 12/12/16 @ 2:00 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

124545 (10-27)

The Prince George’s Post Newspaper Call 301-627-0900 or Fax 301-627-6260 Have a Very Safe Weekend

LEGALS

CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL SPECIAL SESSION  
MONDAY, OCTOBER 3, 2016

CHARTER AMENDMENT RESOLUTION R-17-01

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT,  
passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 7 (2008 Replacement Edition and November 2015 Supplement)) for the purposes of providing that the Mayor shall be the Chief Executive Officer of the City government and shall have such powers and perform such duties as may be prescribed by the Charter; providing that the Mayor shall see that the Ordinances of the City are faithfully executed and enforced and perform such other duties which are not inconsistent with this Charter as may be authorized by the Council; providing that, except as otherwise expressly provided in the Charter, the Mayor, with a consent of a majority of the Council in accordance with § C-306 of the Charter, shall appoint the City Treasurer, the City Clerk, the Chief of Police and all other department and agency heads; providing that, except as otherwise expressly provided in the Charter, all such officials and department and agency heads shall only be removed by consent of a majority of the Council in accordance with § C-306 of the Charter; providing that the City Administrator shall represent the City in all matters of day-to-day administration, under the direct supervision of the Mayor; providing that the City Administrator shall direct and supervise all employees of the City, except the City Clerk, who shall be supervised by the City Council, and except as otherwise expressly provided in the Charter; providing that all departments, offices and agencies shall be under the direction and supervision of the Mayor, except as otherwise expressly provided in the Charter; providing that the Mayor and the City Administrator may, only with the consent of a majority of the Council in accordance with § C-306 of the Charter, appoint an officer to assist them in the supervision of those departments, offices or agencies of the City for which they are responsible; providing that the title of this Charter Amendment Resolution shall be deemed a fair summary; and generally relating to the offices of the Mayor and the City Administrator of The City of Seat Pleasant.

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

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

124456 (10-20,10-27,11-3,11-10)

CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, OCTOBER 10, 2016

ORDINANCE O-17-05

**AN ORDINANCE** to Amend the Fiscal Year 2016-2017 Budget for the Mayor and Council Salary Increase, the Executive Assistant position to the Mayor and Economic Development Director position.

ORDINANCE O-17-06

**AN ORDINANCE concerning CHAPTER 6 – Checks** for the purpose of amending Chapter 6 – Checks of the Code of the City of Seat Pleasant for the purposes of providing that the Mayor, Council President and City Treasurer are authorized to sign checks and written authorizations approving the withdrawal of funds from any bank or financial institution in which funds are maintained for or on behalf of the City; providing that all such checks and written authorizations approving the withdrawal of funds from any such bank or financial institution shall be signed and countersigned by at least two of the following authorized persons: the Mayor, Council President or City Treasurer; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the signing of checks and withdrawals of funds for The City of Seat Pleasant.

ORDINANCE O-17-07

**AN ORDINANCE concerning CHAPTER 14 – Departments and Committees** for the purpose of amending Chapter 14 – Departments and Committees of the Code of the City of Seat Pleasant to rename certain committees of the City to better reflect their respective purposes; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to departments and committees in The City of Seat Pleasant.

ORDINANCE O-17-08

**AN ORDINANCE concerning CHAPTER 12 – City Hall** for the purpose of repealing in its entirety Chapter 12 – City Hall of the Code of the City of Seat Pleasant; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the City Hall of The City of Seat Pleasant.

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

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

124458 (10-20,10-27)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PATTY J MILLER**

Notice is given that Alicia Burns, whose address is 4114 Suitland Road #B, Suitland, MD 20746, was on October 7, 2016 appointed Personal Representative of the estate of Patty J Miller, who died on August 1, 2016 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 7th day of April, 2017.

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

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

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

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

ALICIA BURNS  
Personal Representative

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

Estate No. 104464  
(10-20,10-27,11-3)

124432

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**FLORA ROSS BYNUM**

Notice is given that Karen Bynum, whose address is 2525 Ewing Avenue #312, Suitland, MD 20746, was on September 28, 2016 appointed Personal Representative of the estate of Flora Ross Bynum, who died on May 16, 2016 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of March, 2017.

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

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

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

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

KAREN BYNUM  
Personal Representative

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

Estate No. 104316  
(10-20,10-27,11-3)

124433

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, NOVEMBER 1, 2016  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

10:30 A.M.

Notice is hereby given that on Tuesday, November 1, 2016, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**CB-9-2016 (DR-3) - AN ACT CONCERNING TAXICABS AND LIMOUSINES** for the purpose of amending provisions of the County Code regulating taxicabs relating to, licensing, driver conduct, vehicle eligibility requirements, service parameters, certificate transfers, rates, limits of certain costs, charges, fees or assessments, payment methods, and generally relating to regulating taxicabs.

**CB-49-2016 (DR-3) - AN ORDINANCE CONCERNING HOTELS OR MOTELS IN COMMERCIAL ZONES** for the purpose of amending the Zoning Ordinance requirements for hotels or motels in the C-M (Commercial Miscellaneous), C-S-C (Commercial Shopping Center), and C-R-C (Commercial Regional Center) Zones of Prince George's County.

**CB-54-2016 - AN ACT CONCERNING FIRE SAFETY CODE** for the purpose of amending the Prince George's County Fire Safety Code to amend regulations governing open burning, to include recreational fires and portable outdoor fire places.

**CB-61-2016 (DR-2) - AN ORDINANCE CONCERNING ILLEGAL SIGNS** for the purpose of referencing certain prescribed penalties; prohibiting certain signs; providing for certain locations of certain signs; providing for certain violations for illegal signs and generally regarding illegal signs.

**CB-62-2016 (DR-2) - AN ACT CONCERNING CIVIL MONETARY FINES OR PENALTIES-ZONING VIOLATIONS-SCHEDULE OF FINES** for the purpose of amending schedule of civil monetary fines in the enforcement of certain zoning violations related to illegal signs in Prince George's County.

**CB-65-2016 - AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY** for the purpose of upgrading existing classes of work.

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

124462 (10-20,10-27)

*Serving Prince George's  
County Since 1932  
Call 301-627-0900*

LEGALS

David R Cross  
14300 Gallant Fox Lane, Suite 218  
Bowie, MD 20715  
301-262-6000

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DENNIS RAYMOND PAYNE**

Notice is given that Mindy Abrams-Payne, whose address is 215 Lakeside Drive, Apt 102, Greenbelt, MD 20770, was on October 11, 2016 appointed Personal Representative of the estate of Dennis Raymond Payne, who died on February 12, 2013 without a will. There was a prior small estate proceeding.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of April, 2017.

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

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

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

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

MINDY ABRAMS-PAYNE  
Personal Representative

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

Estate No. 93050  
(10-20,10-27,11-3)

124471

Shelore Ann Cary Williams  
1450 Mercantile Lane, Suite 155  
Upper Marlboro, MD 20774  
301-541-5577

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLES E JACKSON**

Notice is given that Ave Jackson, whose address is 901A Lincoln Drive, Goldsboro, NC 27530, was on October 18, 2016 appointed Personal Representative of the estate of Charles E Jackson, who died on May 17, 2016 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of April, 2017.

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

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

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

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

AVE JACKSON  
Personal Representative

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

Estate No. 104313  
(10-27,11-3,11-10)

124541

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the **Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774**, for Tree Removal Program at Various Locations Phase III, Contract Number 916-H (C), will be received until November 28, 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. **This is a re-advertisement of the contract that was previously advertised on October 8, 2015.** 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 October 31, 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. Please note that the purchasers of the contract documents for previously advertised contract will be provided with a copy of the re-advertised contract at no cost.**

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

QUANTITY	UNIT	DESCRIPTION
1,000	SY	Furnish and Place topsoil four inch (4") depth
1,000	SY	Permanent Seeding and Mulching
2,710	EA	Tree Removal, Various Sizes
350	EA	Emerald Ash Borer (EAB) Treatment
250	HR	Tree Trimming Crew (Hourly)
30	DAY	Tree Trimming Crew (Daily)
100	HR	Emergency Tree Trimming and Removal Services
1	EA	Furnish Stump Grinder
1	EA	Furnish Trailer for Stump Grinder

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 Removal Program at Various Locations Phase III, Contract Number 916-H (C)"**.

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 November 14, 2016, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

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

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

124538 (10-27,11-3,11-10)

COUNTY COUNCIL HEARING

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

TUESDAY, NOVEMBER 1, 2016  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, November 1, 2016, the County Council of Prince George's County, Maryland, will hold the following public hearings:

10:30 A.M.

**Appointment of the following individuals to the Maryland-National Capital Park and Planning Commission (M-NCPPC) for Prince George's County:**

William M. Doerner, Ph.D. Appointment  
Replacing: John P. Shoaft  
Term Expiration: 6/15/2018

Ms. A Shaunise Washington Reappointment  
Term Expiration: 6/15/2019

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

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

Attest:  
Redis C. Floyd  
Clerk of the Council

124543 (10-27)

WSSC ADOPTS RESOLUTION NO. 2017-2142 APPROVING MINORITY BUSINESS ENTERPRISE (MBE) PROGRAM  
ASPIRATIONAL TOTAL CONTRACT EXPENDITURE  
(PAYMENT) GOALS

On October 19, 2016, the Washington Suburban Sanitary Commission ("Commission" or "WSSC") adopted Resolution No. 2017-2142, which approves the use of contract-specific aspirational goals by contracting area for WSSC's MBE Program as recommended in Standard Procedure ("SP") MBE 11-01, to be effective November 28, 2016. Copies of Resolution No. 2017-2142 may be obtained from the Commission's Corporate Secretary (301-206-8200) and may be viewed online via the WSSC web site, [www.wsscwater.com](http://www.wsscwater.com) [Home Page> About WSSC>Events>October 19, 2016 "Commission Meeting"> Agenda>Item 3.D.1.].

This is the correct link below

[https://www.wsscwater.com/files/live/sites/wssc/files/Commission%20Agendas/2016agendas/oct2016/Resolution\\_%202017-2142%20FINAL-1.pdf](https://www.wsscwater.com/files/live/sites/wssc/files/Commission%20Agendas/2016agendas/oct2016/Resolution_%202017-2142%20FINAL-1.pdf)

124544 (10-27)

CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL SPECIAL SESSION  
MONDAY, OCTOBER 3, 2016

RESOLUTION 17-06

**A RESOLUTION** to AMEND RESOLUTION NO. R-17-04 APPOINTMENT OF A CITY ADMINISTRATOR FOR the purpose of amending Resolution R-17-04 appointing an Acting City Administrator for the City of Seat Pleasant to allow the Acting City Administrator to have the authority to hire and terminate employment on behalf of the City of Seat Pleasant.

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

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

124457 (10-20,10-27)



LEGALS

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

By virtue of the power and authority contained in a Mortgage from ELLEN V. FOXWELL and RONALD TROY NOKES to Wyndham Vacation Resorts, Inc., dated February 25, 2015, and recorded May 19, 2015, in Liber 37007 at folio 00129 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 15, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.M.

One 1,000,500 / 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 1,000,500 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 13.49 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

124453 (10-20,10-27,11-3)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

DERRICK H. CAUTHORNE

419 Birchleaf Avenue  
Capitol Heights, MD 20743  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-00059

Notice is hereby given this 12th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 419 Birchleaf 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 14th day of November, 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 November, 2016.

The report states the purchase price at the Foreclosure sale to be \$145,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124466 (10-20,10-27,11-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

TERENCE MICHAEL O'DONNELL

6007 41st Avenue  
Hyattsville, MD 20782  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-32103

Notice is hereby given this 13th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6007 41st Avenue, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of November, 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 November, 2016.

The report states the purchase price at the Foreclosure sale to be \$271,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124467 (10-20,10-27,11-3)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from BARBARA L. MURRAY to Wyndham Vacation Resorts, Inc., dated July 10, 2014, and recorded August 21, 2014, in Liber 36263 at folio 00612 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 15, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.M.

One 791,000 / 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 791,000 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 13.21 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

124454 (10-20,10-27,11-3)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CHARLES E. ANDREWS  
TIFFANY B. ANDREWS

4007 Ethan Thomas Drive  
Clinton, MD 20735  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-25253

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4007 Ethan Thomas Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$364,777.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124404 (10-20,10-27,11-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CATHERINE IYEUWA

1819 Thamesmead Court  
Bowie, MD 20721  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-37177

Notice is hereby given this 17th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1819 Thamesmead Court, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of November, 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 17th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$233,665.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124517 (10-27,11-3,11-10)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from PEGGY YVETTE PENNIE to Wyndham Vacation Resorts, Inc., dated April 27, 2015, and recorded July 01, 2015, in Liber 37173 at folio 00380 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 15, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.M.

One 233,000 / 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 233,000 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 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

124455 (10-20,10-27,11-3)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

NATHAN E. MATTHEWS

9105 Ardwick Ardmore Road  
Upper Marlboro, MD 20774  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-35199

Notice is hereby given this 17th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9105 Ardwick Ardmore Road, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of November, 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 17th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$205,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124518 (10-27,11-3,11-10)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MALIK O. ELLIS

5313 Chesterfield Drive  
Temple Hills, MD 20748  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-24966

Notice is hereby given this 17th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5313 Chesterfield Drive, 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 17th day of November, 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 17th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$175,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124519 (10-27,11-3,11-10)

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 to Wyndham Vacation Resorts, Inc., dated November 07, 2001, and recorded January 27, 2012, in Liber 33291 at folio 00457 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 12, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.M.

One 163,000/2,855,944,500 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 163,000 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 12.49 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

124440 (10-20,10-27,11-3)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CELIA A. CHIGBUE  
7104 Walker Mill Road  
Capitol Heights, MD 20743  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-32665

Notice is hereby given this 5th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7104 Walker Mill 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 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$137,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124398 (10-20,10-27,11-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

BARNEY L. WILLIAMS  
GLORIA WILLIAMS  
4905 Winthrop Street  
Oxon Hill, MD 20745  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-16820

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4905 Winthrop Street, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$116,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124399 (10-20,10-27,11-3)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from ANTHONY M. COLLINS and CEANDREKA COLLINS to Wyndham Vacation Resorts, Inc., dated February 25, 2009, and recorded November 09, 2010, in Liber 31255 at folio 00324 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 12, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.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 Odd 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

124441 (10-20,10-27,11-3)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ANA MARTINEZ  
JOSE M. RIVAS  
3711 Jefferson Street  
Hyattsville, MD 20782  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-30945

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3711 Jefferson Street, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$244,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124400 (10-20,10-27,11-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ALFONZO VAUGHN, II  
14903 Dahlia Drive  
Bowie, MD 20721  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-07542

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14903 Dahlia 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 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$625,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124401 (10-20,10-27,11-3)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from JOHN B. COVERT and BETTILEE J. COVERT to Wyndham Vacation Resorts, Inc., dated January 29, 2010, and recorded April 13, 2010, in Liber 31592 at folio 00549 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 12, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.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 13.99 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

124442 (10-20,10-27,11-3)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CHANEL E. MCGILVER  
TROY D. MCGILVER, SR.

4401 Reamy Drive  
Suitland, MD 20746  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 13-36257

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4401 Reamy Drive, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$222,300.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124402 (10-20,10-27,11-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

HOWARD L. BOX  
AURVIL O. SINCLAIR

980 Central Hills Lane  
Hyattsville, MD 20785  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-00066

Notice is hereby given this 7th day of October, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 980 Central Hills Lane, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of November, 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 7th day of November, 2016.

The report states the purchase price at the Foreclosure sale to be \$121,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124403 (10-20,10-27,11-3)



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 D. HECKSTALL to Wyndham Vacation Resorts, Inc., dated August 22, 2009, and recorded January 06, 2010, in Liber 31307 at folio 00483 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 12, 2016, 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

NOVEMBER 09, 2016  
AT 11:00 A.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 12.49 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

124443 (10-20,10-27,11-3)

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.

Margie Morris

AND

Margie Morris, Personal  
Representative for the Estate of  
John E. Morris, II

1008 Danbury Drive  
Bowie, MD 20721

Defendants

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-24991

Notice is hereby given this 12th day of October, 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 14th day of November, 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 14th day of November, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$381,126.01. The property sold herein is known as 1008 Danbury Drive, Bowie, MD 20721.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124465 (10-20,10-27,11-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

4803 COLONEL BROOKE COURT, UNIT 298  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Mark J. L. Muse, dated November 18, 2005 and recorded in Liber 24502, Folio 567 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$166,000.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 15, 2016 AT 11:00 AM.**

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

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124501 (10-27,11-3,11-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

8903 BRANCHVIEW DRIVE  
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Rita Simmons and Ella Simmons, dated May 19, 2000, and recorded in Liber 13834 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

NOVEMBER 15, 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 \$10,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-614936)

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

124486 (10-27,11-3,11-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

2202 WINTERGREEN AVENUE  
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Ethelener Alston, dated September 15, 2006 and recorded in Liber 26762, Folio 222 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$220,000.00, and an original interest rate of 7.875%, 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 **NOVEMBER 15, 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.

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, 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 without interest. 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  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

124535 (10-27,11-3,11-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

8485 IMPERIAL DRIVE  
LAUREL, MARYLAND 20708

By virtue of the power and authority contained in a Deed of Trust from Joyce C Williams, dated April 23, 2003, and recorded in Liber 17452 at folio 540 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

NOVEMBER 15, 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 \$11,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE 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 # 2012-30045)

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

124487 (10-27,11-3,11-10)

*The Prince  
George’s Post  
Newspaper*

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*Fax (301) 627-6260*

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