

LEGALS

PUBLIC NOTICE

DRAFT SUBSTANTIAL AMENDMENT TO THE HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN: FY 2017

The Prince George’s County Draft Substantial Amendment to the FY 2017 Annual Action Plan for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on June 16, 2017. A copy of the Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County’s website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of the Substantial Amendment to the FY 2017 Annual Action Plan is to restructure an existing Community Development Block Grant (CDBG) Activity: Mt. Rainier Street Improvement Project.

Proposed Restructured CDBG Activities:

PY 42 Mt. Rainier Street Improvement Project \$76,582.00

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division at 9200 Basil Court, Suite 500, Largo, Maryland, 20774. For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

Prince George’s County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Eric C. Brown, Director
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: May 18, 2017

126755 (5-18)

NOTICE

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

vs.

Plaintiffs

Oladipo O Ogunrinde and
Adetoro A Ogunrinde

Defendants

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

CIVIL NO. CAEF 16-07299

ORDERED, this 9th day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10902 Elon Drive, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of June, 2017, next.

The report states the amount of sale to be \$244,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126735 (5-18,5-25,6-1)

NOTICE

IN THE MATTER OF:
Jason Ehiedu Aboh

FOR THE CHANGE OF NAME TO:
Jason Ehiedu Osazuwa

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 17-09024

A petition has been filed to change the name of Jason Ehiedu Aboh to Jason Ehiedu Osazuwa.

The latest day by which an objection to the Petition may be filed is June 5, 2017.

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

126693 (5-18)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

BARBARA E. GRANT
ROBERT L. PROCTOR
4303 Swindon Terrace
Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 16-43682

Notice is hereby given this 11th day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4303 Swindon Terrace, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of June, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$188,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126747 (5-18,5-25,6-1)

NOTICE

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

vs.

Plaintiffs

Monica N Geddis

Defendant

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

CIVIL NO. CAEF 17-00055

ORDERED, this 11th day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 15669 Easthaven Court #1111, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of June, 2017 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 12th day of June, 2017, next.

The report states the amount of sale to be \$105,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126750 (5-18,5-25,6-1)

NOTICE

IN THE MATTER OF:
Misael Jose Suarez

FOR THE CHANGE OF NAME TO:
Danzel Keplar

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 17-10622

A petition has been filed to change the name of Misael Jose Suarez to Danzel Keplar.

The latest day by which an objection to the Petition may be filed is June 5, 2017.

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

126694 (5-18)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

GINA L. MARTIN
THOMAS S. MARTIN, SR.
3315 40th Place
Brentwood, MD 20722

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 16-43734

Notice is hereby given this 11th day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3315 40th Place, Brentwood, MD 20722, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of June, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$193,200.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126748 (5-18,5-25,6-1)

LEGALS

PUBLIC NOTICE

DRAFT SUBSTANTIAL AMENDMENT TO THE HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN: FY 2017

The Prince George’s County Draft Substantial Amendment to the FY 2017 Annual Action Plan for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on June 16, 2017. A copy of the Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County’s website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of the Substantial Amendment to the FY 2017 Annual Action Plan is to include two (2) new HOME Investment Partnerships (HOME) Program Activities: Palmer Park Meadows and Pathway to Purchase Program.

Proposed New HOME Activities:

Palmer Park Meadows \$ 900,000.00
Pathway to Purchase
(formerly known as MY HOME Program) \$ 257,383.48

Total: \$1,157,383.48

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division at 9200 Basil Court, Suite 500, Largo, Maryland, 20774. For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

Prince George’s County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Eric C. Brown, Director
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: May 18, 2017

126756 (5-18)

NOTICE

IN THE MATTER OF:
Jason Oswaldo Pleitez

FOR THE CHANGE OF NAME TO:
Jason Oswaldo Pleitez Ramos

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 17-10623

A petition has been filed to change the name of (Minor Child(ren)) Jason Oswaldo Pleitez to Jason Oswaldo Pleitez Ramos.

The latest day by which an objection to the Petition may be filed is June 5, 2017.

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

126691 (5-18)

NOTICE

IN THE MATTER OF:
Andrew John Kenworthy-Rodriguez

FOR THE CHANGE OF NAME TO:
Andrew Jay Skelly

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 17-10673

A petition has been filed to change the name of Andrew John Kenworthy-Rodriguez to Andrew Jay Skelly.

The latest day by which an objection to the Petition may be filed is June 5, 2017.

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

126695 (5-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CHARLES BERNARD WHITE

Notice is given that Janet White, whose address is 4010 Leisure Drive, Temple Hills, MD 20748, was on May 11, 2017 appointed personal representative of the small estate of Charles Bernard White who died on May 13, 2011, with a will.

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

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

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

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

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

JANET WHITE
Personal Representative

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

Estate No. 94458

126760 (5-18)

NOTICE

IN THE MATTER OF:
Paul Bernard Davis

FOR THE CHANGE OF NAME TO:
Paul Bernard Shelley

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 17-08757

A petition has been filed to change the name of Paul Bernard Davis to Paul Bernard Shelley.

The latest day by which an objection to the Petition may be filed is June 5, 2017.

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

126692 (5-18)

NOTICE

IN THE MATTER OF:
David Bernard Lindsay

FOR THE CHANGE OF NAME TO:
David Bernard Lindsey

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 17-10683

A petition has been filed to change the name of David Bernard Lindsay to David Bernard Lindsey.

The latest day by which an objection to the Petition may be filed is June 5, 2017.

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

126696 (5-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
FLOYD ODELL DAVIS

Notice is given that Artina M Davis, whose address is 237 West Service Road, Apt. #C 106, Champlain, NY 12919 was on May 09, 2017 appointed Personal Representative of the estate of Floyd Odell Davis who died on April 27, 2017 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 9th day of November, 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.

ARTINA M DAVIS
Personal Representative

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

Estate No. 106520

126757 (5-18,5-25,6-1)

LEGALS

ORDER OF PUBLICATION

ELIZA MILADY ALVARADO,
Plaintiff,
v.
SAUL SERRANO ROMERO,
Defendant.

In the Circuit Court for Prince George’s County, Maryland
Case No. CAD 16-38485

ORDERED, on this 4th day of May, 2017, by the Circuit Court for Prince George’s County, Maryland; That the Defendant, SAUL SERRANO ROMERO, is hereby notified that on or about October 6, 2016, the Plaintiff filed a Complaint naming him as the Defendant and stating that the Defendant, Saul Serrano Romero’s, last known address is 293 Jefferson Pike, Lot 34, Smyrna, Tennessee 37167, and therefore it is;

ORDERED, that the Plaintiff shall mail, by regular mail (first class mail), to the Defendant’s last known address, a copy of the signed Order of Publication at least thirty (30) days prior to the response date in said order; and it is further,

ORDERED, that this Order shall be published at least once a week for three (3) successive weeks in a newspaper of general circulation published in prince George’s County, Maryland, where the action is pending in accordance to Maryland Rule 2-122(a)(2), said service by publication to be completed by 5th day of June, 2017; and it is further;

ORDERED THAT THE DEFENDANT, SAUL SERRANO ROMERO, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 5TH DAY OF JULY, 2017, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM BY DEFAULT.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126700 (5-18,5-25,6-1)

NOTICE

IN THE MATTER OF:
Daniel Gordon Emerson Matthews

FOR THE CHANGE OF NAME TO:
Daniel Gordon Emerson Matthews Alexander

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 17-10570

A petition has been filed to change the name of (Minor Child(ren)) Daniel Gordon Emerson Matthews to Daniel Gordon Emerson Matthews Alexander.

The latest day by which an objection to the Petition may be filed is June 5, 2017.

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

126690 (5-18)

NOTICE

IN THE MATTER OF:
Alex M.A. Saviet

FOR THE CHANGE OF NAME TO:
Alex Rafael Cruz

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 17-11090

A petition has been filed to change the name of Alex M.A. Saviet to Alex Rafael Cruz.

The latest day by which an objection to the Petition may be filed is June 5, 2017.

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

126697 (5-18)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

GREGOR C ABELLA
EMMA E. SIKORSKI
10106 Thrift Rd.
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 15-08831

Notice is hereby given this 11th day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10106 Thrift Rd., 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 12th day of June, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$174,800.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126749 (5-18,5-25,6-1)

NOTICE

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

vs.

Plaintiffs

Timothy P. White

Defendant

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

CIVIL NO. CAEF 17-02342

ORDERED, this 11th day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1804 Folk 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 12th day of June, 2017 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 12th day of June, 2017, next.

The report states the amount of sale to be \$121,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126751 (5-18,5-25,6-1)

NOTICE

IN THE MATTER OF:
Chalnescia Porte-Spann

FOR THE CHANGE OF NAME TO:
Chalnescia Porte

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 17-11127

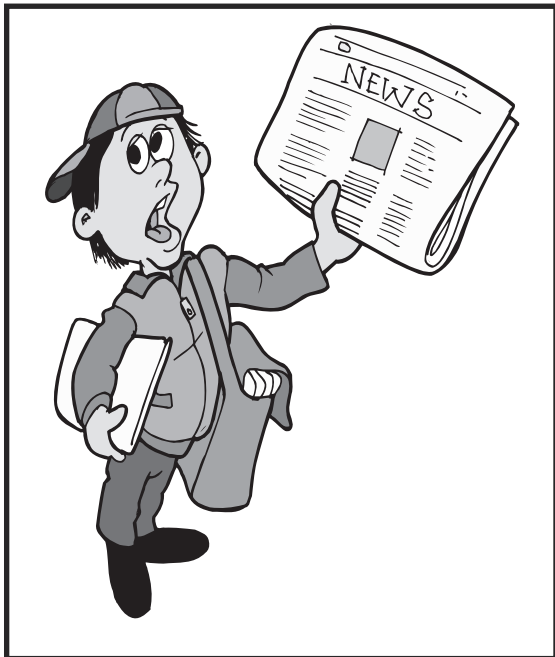
A petition has been filed to change the name of Chalnescia Porte-Spann to Chalnescia Porte.

The latest day by which an objection to the Petition may be filed is June 5, 2017.

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

126698 (5-18)

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



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8806 ADMIRAL DRIVE
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Bridget A. Chiagoro and Olakunle Ojo, dated November 16, 2007 and recorded in Liber 29371, Folio 072 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$357,000.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 30, 2017 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 \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. All due and/or unpaid private utility, water and 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

126645 (5-11,5-18,5-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

13110 3RD STREET
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Chinyere Kalu and Elijah Kalu, dated March 30, 2007, and recorded in Liber 28650 at folio 024 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 30, 2017
AT 9:02 AM

Subject to the payment of Deferred Water and Sewer Facilities Charges in the amount of \$1,088.08 due on January 31st of each and every year

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$47,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-613170)

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

126618 (5-11,5-18,5-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15817 PALAI TURN ROAD
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Siziwe Mdlongwa, dated February 9, 2016 and recorded in Liber 37952, Folio 457 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$254,308.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 30, 2017 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. All due and/or unpaid private utility, water and 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

126646 (5-11,5-18,5-25)

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

3906 ELLIS ST.
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 28, 2011 and recorded in Liber 32471, Folio 445 among the Land Records of Prince George's County, MD, with an original principal balance of \$151,070.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:06 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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. 305544-1)

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

126598 (5-11,5-18,5-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4008 BRIDLE RIDGE ROAD
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Henry Nathaniel McLucas, Jr., dated June 5, 2013 and recorded in Liber 34852, Folio 593 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$528,234.00, and an original interest rate of 3.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 30, 2017 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 \$54,000.00 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

126647 (5-11,5-18,5-25)

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

12644 HILLMEADE STATION DR.
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated February 6, 2003 and recorded in Liber 17025, Folio 420 among the Land Records of Prince George's County, MD, with an original principal balance of \$187,500.00 and a current interest rate of 6.375%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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. 304532-1)

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

126599 (5-11,5-18,5-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1231 CAPITOL HEIGHTS BOULEVARD
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Kyana Hunter and Louise Hunter, dated June 25, 2008 and recorded in Liber 30141, Folio 334 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$202,492.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 30, 2017 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. All due and/or unpaid private utility, water and 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

126648 (5-11,5-18,5-25)

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

1836 METZEROTT RD., UNIT #2025
HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated June 26, 2006 and recorded in Liber 25562, Folio 732 among the Land Records of Prince George's County, MD, with an original principal balance of \$264,000.00 and a current interest rate of 2.1%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit numbered Twenty Hundred Twenty-five (2025) in a condominium styled Presidential Towers Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 307522-2)

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

126600 (5-11,5-18,5-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

7404 TILDEN STREET
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Manuel Henriquez, Sr. and Manuel Henriquez, Jr., dated February 21, 2006 and recorded in Liber 24546, Folio 743 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 30, 2017 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, 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

126649 (5-11,5-18,5-25)

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

509 DATELEAF AVE.
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated March 30, 2007 and recorded in Liber 27653, Folio 395 among the Land Records of Prince George's County, MD, with an original principal balance of \$269,900.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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. 127420-2)

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

126601 (5-11,5-18,5-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

16700 WEST VILLAGE DRIVE AKA 16700 VILLAGE DRIVE WEST
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Eugenia Perkins, dated December 30, 2013 and recorded in Liber 35579, Folio 257 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$181,649.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 30, 2017 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

126650 (5-11,5-18,5-25)

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

11001 FORESTGATE PL.
GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated July 3, 2003 and recorded in Liber 18155, Folio 380 among the Land Records of Prince George's County, MD, with an original principal balance of \$392,000.00 and a current interest rate of 6.625%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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 \$37,000 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. 35737-1)

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

126602 (5-11,5-18,5-25)

LEGALS

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

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

**4302 TALMADGE CIRCLE
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Carla Edwards, dated December 10, 2008 and recorded in Liber 30958, Folio 33 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$326,117.00, 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 **MAY 30, 2017 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

126651 (5-11,5-18,5-25)

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**

**11338 CHERRY HILL RD., UNIT # 302
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated May 9, 2006 and recorded in Liber 25396, Folio 514 among the Land Records of Prince George's County, MD, with an original principal balance of \$113,000.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit II G 302 in a Plan of Condominium Subdivision styled "Plat and Plan of Condominium Subdivision - Maryland Farms Condominium - Phase II" 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. 135468-1)

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

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

ALEX COOPER AUCTS., INC.
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410-828-4838

126612 (5-11,5-18,5-25)

LEGALS

BWW LAW GROUP, LLC
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(301) 961-6555

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

**5836 33RD PL.
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust dated June 22, 2010 and recorded in Liber 32013, Folio 466 among the Land Records of Prince George's County, MD, with an original principal balance of \$128,272.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:19 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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. 199075-1)

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FOR STATUS OF UPCOMING SALES

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

ALEX COOPER AUCTS., INC.
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410-828-4838

126611 (5-11,5-18,5-25)

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

**1308 FOREST LAKE CT.
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated March 7, 2008 and recorded in Liber 29521, Folio 357 among the Land Records of Prince George's County, MD, with an original principal balance of \$415,000.00 and a current interest rate of 6.625%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$45,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 127415-1)

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

126613 (5-11,5-18,5-25)

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**

**7907 GOOD LUCK RD.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated August 2, 2006 and recorded in Liber 25819, Folio 171 among the Land Records of Prince George's County, MD, with an original principal balance of \$290,500.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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. 204555-1)

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

126614 (5-11,5-18,5-25)

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**

**6903 YAXLEY PL.
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated November 7, 2011 and recorded in Liber 33379, Folio 48 among the Land Records of Prince George's County, MD, with an original principal balance of \$443,634.00 and a current interest rate of 4.25%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 23, 2017 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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 \$44,000 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. 160155-1)

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

126552 (5-4,5-11,5-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1811 61ST AVENUE
CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust from Regenia F. Spears, dated August 31, 2012 and recorded in Liber 34213, Folio 514 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$192,885.61, and an original interest rate of 5.060%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 6, 2017 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, 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

126707 (5-18,5-25,6-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

8431 GREENBELT ROAD #201
GREENBELT, MARYLAND 20770

By virtue of the power and authority contained in a Deed of Trust from Patryce D Britton, dated May 3, 2006, and recorded in Liber 32206 at folio 014 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 23, 2017
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 \$18,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [14-604952](#))

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

126571 (5-4,5-11,5-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

525 WILSON BRIDGE DRIVE, UNIT 6724
FOREST HEIGHTS, MD 20745

Under a power of sale contained in a certain Deed of Trust from Shawn L. Fisher, dated October 26, 2006 and recorded in Liber 26623, Folio 257 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$88,609.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 6, 2017 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, 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

126708 (5-18,5-25,6-1)

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

1121 WESTVIEW TERR.
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated February 2, 2006 and recorded in Liber 24743, Folio 482 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00 and a current interest rate of 6.38%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:05 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit numbered 1121 in a Horizontal Property Regime known as "Westview Terrace 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 98446-1)

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

126715 (5-18,5-25,6-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

601 SEVENTH STREET UNIT #402
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Lauren G. Pruitt, dated January 18, 2008 and recorded in Liber 29335, Folio 092 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$235,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 6, 2017 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 \$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, 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

126709 (5-18,5-25,6-1)

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

6108 PLUM WAY
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated November 14, 2014 and recorded in Liber 36621, Folio 642 among the Land Records of Prince George's County, MD, with an original principal balance of \$245,373.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:06 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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 \$24,000 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. 301044-1)

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

126716 (5-18,5-25,6-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1902 THORNTON DRIVE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Ruby Guishard and Estate of Hugh M.Guishard, dated February 9, 2007, and recorded in Liber 31101 at folio 270 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 30, 2017
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 \$27,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2012-25332](#))

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

126686 (5-11,5-18,5-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

3521 VISTA VERDE DRIVE
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Dorothy J. Price, and Vincent J. Price, dated January 31, 2007 and recorded in Liber 27299, Folio 158 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$488,000.00, and an original interest rate of 7.850%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 30, 2017 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 \$59,000.00 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
(410) 825-2900 www.mid-atlanticauctioneers.com

126615 (5-11,5-18,5-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

2615 GALESHEAD DRIVE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Rodney K Pegram and Michelle H Pegram, dated November 14, 2006, and recorded in Liber 27012 at folio 205 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 30, 2017
AT 9:01 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$78,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2013-42764](#))

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

126684 (5-11,5-18,5-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

5314 59TH AVENUE
RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust from Vincent Otis Washington and Alberta Mitchell Washington, dated March 10, 2009 and recorded in Liber 30582, Folio 505 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$173,985.67, and an original interest rate of 3.230%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 30, 2017 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.

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

126640 (5-11,5-18,5-25)

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

10539 CAMPUS WAY SOUTH
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated April 30, 2007 and recorded in Liber 27832, Folio 448 among the Land Records of Prince George's County, MD, with an original principal balance of \$301,000.00 and a current interest rate of 4.5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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. 305417-2)

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

126604 (5-11,5-18,5-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

13426 YOUNGWOOD TURN
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Dino L. Jones and Crystal Jones, dated August 10, 2005 and recorded in Liber 27963, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$284,000.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 30, 2017 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 \$39,000.00 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

126641 (5-11,5-18,5-25)

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**

**10603 FORESTGATE PL.
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust dated April 5, 2006 and recorded in Liber 25107, Folio 639 among the Land Records of Prince George’s County, MD, with an original principal balance of \$510,000.00 and a current interest rate of 5.875%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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 \$50,000 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. 37378-1)

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

126717 (5-18,5-25,6-1)

LEGALS

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

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

**505 MILLRACE COURT
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Brett D. Brackeen, dated October 16, 2006 and recorded in Liber 26632, Folio 453 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$202,000.00, and an original interest rate of 9.400%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 6, 2017 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 \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. All due and/or unpaid private utility, water and 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 Christopher Peck,
Substitute Trustees

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

126710 (5-18,5-25,6-1)

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**

**12021 AUGUSTA DR.
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007 and recorded in Liber 27645, Folio 90 among the Land Records of Prince George’s County, MD, with an original principal balance of \$300,000.00 and a current interest rate of 6.5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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. 306347-1)

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

126718 (5-18,5-25,6-1)

LEGALS

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

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

**5137 HIL MAR DRIVE
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Penlenzo C. Mathis, Jr., dated July 5, 2007 and recorded in Liber 28292, Folio 597 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$242,000.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 30, 2017 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. All due and/or unpaid private utility, water and 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

126643 (5-11,5-18,5-25)

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**

**1627 TAYLOR AVE.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated September 28, 2007 and recorded in Liber 28751, Folio 93 among the Land Records of Prince George’s County, MD, with an original principal balance of \$303,000.00 and a current interest rate of 6.875%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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. 148330-1)

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

126719 (5-18,5-25,6-1)

LEGALS

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

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

**10809 JOYCETON COURT
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Larry Exum, dated August 1, 2012 and recorded in Liber 34877, Folio 1 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$50,000.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 30, 2017 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 \$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
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

126644 (5-11,5-18,5-25)

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

1529 WESLEY ST.
LANHAM A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated October 6, 2005 and recorded in Liber 23589, Folio 429 among the Land Records of Prince George’s County, MD, with an original principal balance of \$145,000.00 and a current interest rate of 5.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:10 AM
ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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. 138658-1)

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

126720 (5-18,5-25,6-1)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolfs
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
vs.
Delicia M. Gray
114 Onondaga Drive
Oxon Hill, MD 20745
Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-25766

Notice is hereby given this 9th day of May, 2017, 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 9th day of June, 2017, 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 9th day of June, 2017. The Report of Sale states the amount of the foreclosure sale price to be \$152,000.00. The property sold herein is known as 114 Onondaga Drive, Oxon Hill, MD 20745.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126732 (5-18,5-25,6-1)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees,
Plaintiffs
vs.
ARTINE P. HOLLIS
STEVEN E. HOLLIS, SR.
13928 Carlene Drive
Upper Marlboro, MD 20772
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 16-10673

Notice is hereby given this 9th day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 13928 Carlene Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of June, 2017, 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 9th day of June, 2017. The report states the purchase price at the Foreclosure sale to be \$254,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126706 (5-18,5-25,6-1)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees,
Plaintiffs
vs.
TRACEY M. WILKINSON
1903 Brewton Street
District Heights, MD 20747
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 17-02288

Notice is hereby given this 9th day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1903 Brewton 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 9th day of June, 2017, 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 9th day of June, 2017. The report states the purchase price at the Foreclosure sale to be \$188,340.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126701 (5-18,5-25,6-1)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees,
Plaintiffs
vs.
JOAN G. MASS
13601 Belle Chasse Boulevard
Condo Unit 111 & Garage Unit G118
Laurel, MD 20707
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 16-38392

Notice is hereby given this 11th day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 13601 Belle Chasse Boulevard, Condo Unit 111 & Garage Unit G118, 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 12th day of June, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2017. The report states the purchase price at the Foreclosure sale to be \$208,700.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126742 (5-18,5-25,6-1)

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

16701 FEDERAL HILL CT.
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated September 26, 2005 and recorded in Liber 23623, Folio 194 among the Land Records of Prince George’s County, MD, with an original principal balance of \$769,000.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:11 AM
ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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 \$68,000 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. 187845-1)

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

126721 (5-18,5-25,6-1)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees,
Plaintiffs
vs.
CHARMAINE H. REID
415 Pritchard Lane
Upper Marlboro, MD 20774
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 16-43175

Notice is hereby given this 9th day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 415 Pritchard Lane, 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 9th day of June, 2017, 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 9th day of June, 2017. The report states the purchase price at the Foreclosure sale to be \$180,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126702 (5-18,5-25,6-1)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees,
Plaintiffs
vs.
KATRINA W REED
7125 Donnell Place
Unit C-3
District Heights, MD 20747
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 16-43671

Notice is hereby given this 11th day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7125 Donnell Place, Unit C-3, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of June, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2017. The report states the purchase price at the Foreclosure sale to be \$34,200.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126743 (5-18,5-25,6-1)

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

14306 MAYFAIR DR.
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated February 2, 2007 and recorded in Liber 27860, Folio 278 among the Land Records of Prince George’s County, MD, with an original principal balance of \$284,000.00 and a current interest rate of 7.46%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:12 AM
ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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. 44624-1)

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

126722 (5-18,5-25,6-1)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees,
Plaintiffs
vs.
ANGELA C. BARNES-THOMPSON
CORNELL THOMPSON
5623 30th Avenue
Hyattsville, MD 20782
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 16-01338

Notice is hereby given this 9th day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5623 30th 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 9th day of June, 2017, 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 9th day of June, 2017. The report states the purchase price at the Foreclosure sale to be \$193,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126704 (5-18,5-25,6-1)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees,
Plaintiffs
vs.
ANGELA N. FLYTHE
DWAYNE L. FLYTHE, SR.
1016 Strausberg Street
Accokeek, MD 20607
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 16-41483

Notice is hereby given this 11th day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1016 Strausberg Street, 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 12th day of June, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2017. The report states the purchase price at the Foreclosure sale to be \$300,212.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126745 (5-18,5-25,6-1)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees,
Plaintiffs
vs.
AARON E. NEWBY
KENNETH NEWBY
RUTH M. NEWBY
6941 Nashville Road
Lanham, MD 20706
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 16-44332

Notice is hereby given this 9th day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6941 Nashville Road, 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 9th day of June, 2017, 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 9th day of June, 2017. The report states the purchase price at the Foreclosure sale to be \$206,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126705 (5-18,5-25,6-1)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees,
Plaintiffs
vs.
BRIAN TAYLOR
EBONY TAYLOR
5254 West Boniwood Turn
Clinton, MD 20735
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 16-40143

Notice is hereby given this 11th day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5254 West Boniwood Turn, 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 12th day of June, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2017. The report states the purchase price at the Foreclosure sale to be \$493,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126746 (5-18,5-25,6-1)



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LEGALS

NOTICE

Laura H.G. O’Sullivan, et al.,
Substitute Trustees
vs.
Stephanie L Coates
Defendant
**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAEF 16-11035
ORDERED, this 25th day of April,
2017 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 6927 Storch Circle, Lanham,
Maryland 20706 mentioned in these
proceedings, made and reported by
Laura H.G. O’Sullivan, et al., Substi-
tute Trustees, be ratified and con-
firmed, unless cause to the contrary
thereof be shown on or before the
25th day of May, 2017 next, pro-
vided a copy of this notice be in-
serted in some newspaper
published in said County once in each
of three successive weeks before
the 25th day of May, 2017, next.
The report states the amount of
sale to be \$160,000.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126579 (5-4,5-11,5-18)

NOTICE

Laura H.G. O’Sullivan, et al.,
Substitute Trustees
vs.
Kenneth P. Narain
Defendant
**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAEF 16-07382
ORDERED, this 25th day of April,
2017 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 6805 Geneva Lane, Temple
Hills, Maryland 20748 mentioned in
these proceedings, made and re-
ported by Laura H.G. O’Sullivan, et
al., Substitute Trustees, be ratified
and confirmed, unless cause to the
contrary thereof be shown on or be-
fore the 25th day of May, 2017 next,
provided a copy of this notice be in-
serted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
25th day of May, 2017, next.
The report states the amount of
sale to be \$210,000.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126580 (5-4,5-11,5-18)

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.
David Lloyd Elam, Jr.
6703 Milltown Court
District Heights, MD 20747
Defendant
**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 16-43110**
Notice is hereby given this 25th
day of April, 2017, by the Circuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 25th day of May, 2017, provided
a copy of this notice be published in
a newspaper of general circulation
in Prince George’s County, once in
each of three successive weeks be-
fore the 25th day of May, 2017.
The Report of Sale states the
amount of the foreclosure sale price
to be \$71,000.00. The property sold
herein is known as 6703 Milltown
Court, District Heights, MD 20747.
SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126576 (5-4,5-11,5-18)

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
ANGELA JEAN FOGG
a/k/a ANGELA JEAN Fogg Cole**
Estate No.: 106395
**NOTICE OF
JUDICIAL PROBATE**
To all Persons Interested in the
above estate:
You are hereby notified that a pe-
tition has been filed by PRESTON L.
TWYMAN, JR. for judicial probate
of the will dated July 3, 2014 with-
out an attestation clause and for the
appointment of a personal representa-
tive. A hearing will be held at
14735 Main Street, Room D4010,
Upper Marlboro, MD 20772 on **June
22, 2017 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
Estate No. 102718
126664 (5-11,5-18)

NOTICE

Laura H.G. O’Sullivan, et al.,
Substitute Trustees
vs.
Michelle Dickey aka
Michelle C. Dickey
Defendant
**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAEF 16-43162
ORDERED, this 25th day of April,
2017 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 3103 Southern Avenue, Unit
32, Temple Hills, Maryland 20748
mentioned in these proceedings,
made and reported by Laura H.G.
O’Sullivan, et al., Substitute
Trustees, be ratified and confirmed,
unless cause to the contrary thereof
be shown on or before the 25th day
of May, 2017 next, provided a copy
of this notice be inserted in some
newspaper published in said
County once in each of three succe-
ssive weeks before the 25th day of
May, 2017, next.
The report states the amount of
sale to be \$15,600.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126577 (5-4,5-11,5-18)

Maria Martinez, Esq.
14322 Old Marlboro Pike
Upper Marlboro, MD 20772
301-459-1414

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that
the Superior Court of District of Co-
lumbia county appointed Lee Esther
Walker, whose address is 2800 16th
Place, NE, #2, Washington, DC
20018 as the Personal Representa-
tive of the Estate of Janet Dandia
Handon aka Janet Handon who
died on August 16, 2016 domiciled
in Washington, DC.
The Maryland resident agent for
service of process is Maria Martinez,
Esq., whose address is 14322 Old
Marlboro Pike, Upper Marlboro,
Maryland 20772.
At the time of death, the decedent
owned real or leasehold property in
the following Maryland counties:
PRINCE GEORGE’S COUNTY,
MARYLAND
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.

LEE ESTHER WALKER
Foreign Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773
Estate No. 106335
126591 (5-4,5-11,5-18)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES LLOYD THOMAS
Notice is given that Phyllis
Grimes, whose address is 15414
Finchfield Way, Upper Marlboro,
MD 20774, was on April 4, 2016 ap-
pointed Personal Representative of
the estate of Charles Lloyd Thomas,
who died on September 20, 2015
without a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 4th day of Oc-
tober, 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 deced-
ent died before October 1, 1992,
nine months from the date of the
decedent’s death; or

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

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

PHYLLIS GRIMES
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 102718
126593 (5-4,5-11,5-18)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**VERENA JOSEPHINE
HOLDFORTH aka VERNA J.
HOLDFORTH**

Notice is given that Nathan A.
Neal, Esquire, whose address is 209
Kennedy Street, NW, Washington,
DC 20011-5214, was on May 5, 2017
appointed Personal Representative
of the estate of Verena Josephine
Holdforth aka Verna J. Holdforth
who died on March 6, 2017 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 5th day of No-
vember, 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 deced-
ent died before October 1, 1992,
nine months from the date of the
decedent’s death; or

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

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

NATHAN A. NEAL
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 106491
126688 (5-11,5-18,5-25)

NOTICE

IN THE MATTER OF:
**Saber Omar Abdullah
Pavand Saber Abdullah
Lavin Saber Abdullah**
FOR THE CHANGE OF
NAME TO:
**Saber Zangana
Pavand Zangana
Lavin Zangana**

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 17-07673

A petition has been filed to change
the name of Saber Omar Abdullah
to Saber Zangana, Pavand Saber
Abdullah to Pavand Zangana, and
Lavin Saber Abdullah to Lavin Zan-
gana.

The latest day by which an objec-
tion to the Petition may be filed is
June 5, 2017.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George’s County, Maryland
126699 (5-18)

Erica T. Davis
Axelson, Williamowsky,
Bender & Fishman
1401 Rockville Pike Ste. 650
Rockville, MD 20852
301-738-7685

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROLAND KENNER, SR.

Notice is given that Lettice Peters
Sazon, whose address is 526
Peabody Street, Washington, DC
20011, was on April 21, 2017 ap-
pointed Personal Representative of
the estate of Roland Kenner, Sr. who
died on March 7, 2017 with a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 21st day of
October, 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 deced-
ent died before October 1, 1992,
nine months from the date of the
decedent’s death; or

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

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

LETTICE PETERS SAZON
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 106339
126574 (5-4,5-11,5-18)

LEGALS

NOTICE

Laura H.G. O’Sullivan, et al.,
Substitute Trustees
vs.
Rosemarie B. Taguba
Defendant
**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAEF 15-16076
ORDERED, this 25th day of April,
2017 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 101 Weymouth Street, Upper
Marlboro, Maryland 20774 men-
tioned in these proceedings, made
and reported by Laura H.G. O’Sul-
livan, et al., Substitute Trustees, be
ratified and confirmed, unless cause
to the contrary thereof be shown on
or before the 25th day of May, 2017
next, provided a copy of this notice
be inserted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
25th day of May, 2017, next.
The report states the amount of
sale to be \$228,000.00.
SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126584 (5-4,5-11,5-18)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Alfred J. Szczerbicki,
Personal Representative for the Es-
tate of Danette Warren
and
Alfred J. Szczerbicki,
Personal Representative for the Es-
tate of Carlette W. Warren
3237 Prince Ranier Place
Forestville, MD 20747
Defendants
**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 17-01456**
Notice is hereby given this 9th day
of May, 2017, by the Circuit Court
for Prince George’s County, that the
sale of the property mentioned in
these proceedings, made and re-
ported, will be ratified and con-
firmed, unless cause to the contrary
thereof be shown on or before the
9th day of June, 2017, provided a
copy of this notice be published in a
newspaper of general circulation in
Prince George’s County, once in
each of three successive weeks be-
fore the 9th day of June, 2017.
The Report of Sale states the
amount of the foreclosure sale price
to be \$200,000.00. The property sold
herein is known as 3237 Prince
Ranier Place, Forestville, MD 20747.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126733 (5-18,5-25,6-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**THOMAS EDLOE
HOUCHEMS JR**

Notice is given that Betty L Man-
ders, whose address is 2081 Pear
Hill Court, Crofton, MD 21114, was
on May 4, 2017 appointed personal
representative of the small estate of
Thomas Edloe Houchems Jr who
died on January 11, 2017, with a
will.

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

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

All persons having claims against
the decedent must serve their claims
on the undersigned co-personal repre-
sentative or file them with the Reg-
ister of Wills with a copy to the
undersigned on or before the earlier
of the following dates:

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

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

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

BETTY L MANDERS
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 106494
126731 (5-18)

LEGALS

ADVERTISEMENT FOR BIDS

Proposal for architectural services will be received at Community Develop-
ment Institute Head Start (“CDI HS”) Serving Prince George’s County, MD
on May 30, 2017 before 2:00 pm (Eastern Standard Time) at the Head Start
offices located at 4351 Garden City Drive, Suite 301, New Carrollton, MD
20784

Project Title: Gethsemane United Methodist Church, 910 Addison Road S,
Capitol Heights, MD 20743 and Refreshing Springs Head Start Center, 6200
Riverdale Road, Riverdale, MD 20737.

Renovations will consist of but not limited to: Installing entrance security
systems & magnetic door locks; relocate sink & toilet; provide kitchen sink
& food prep table; replace ceiling tile; demolition of wall; paint interior; re-
move current wooden floor & install new floor; build new deck and add
ADA ramp; remodel bathroom to ADA compliance and add toilets and sinks.
Architect will design Classroom layouts, electrical improvements, and
plumbing outlets in the facility.

Issuing Agency: CDI Serving Prince George’s County, MD
Location: 4351 Garden City Drive, Suite 301, New Carrollton, MD 20784
301-329-8520

Request for Proposal (“RFP”)] documents may be obtained from Mike
Schmidt at mschmidt@cdihsteam.org or by calling 352-586-6008, beginning
May 22, 2017;

All proposals must be 10 pages or less, any proposal exceeding that amount
will not be considered. All interested architects can receive a copy of the rat-
ing scale and criteria that will be used to select an architect for the renova-
tions in Prince George’s County by contacting Mr. Mike Schmidt.

CDI HS reserves the right to waive irregularities and to reject any or all pro-
posals. Community Development Institute is an equal opportunity em-
ployer.

126738 (5-18,5-25)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
Michael McKeefery
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Bennie Dancy, Jr.
2710 Ocala Avenue
District Heights, MD 20747
Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 16-01279

Notice is hereby given this 9th day
of May, 2017, by the Circuit Court
for Prince George’s County, that the
sale of the property mentioned in
these proceedings, made and re-
ported, will be ratified and con-
firmed, unless cause to the contrary
thereof be shown on or before the
9th day of June, 2017, provided a
copy of this notice be published in a
newspaper of general circulation in
Prince George’s County, once in
each of three successive weeks be-
fore the 9th day of June, 2017.
The Report of Sale states the
amount of the foreclosure sale price
to be \$109,000.00. The property sold
herein is known as 2710 Ocala Av-
enue, District Heights, MD 20747.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126734 (5-18,5-25,6-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FLORENCIANNETTE A COOPER

Notice is given that Florencian-
nette W Jordan, whose address is
451 Warfield Drive Apt 4038, Lan-
dover, MD 20785, and Joshua Jor-
dan, whose address is 6017
Applegarth Place, Capitol Heights,
MD 20743, was on May 8, 2017 ap-
pointed co-personal representatives
of the small estate of Florenciannette
A Cooper, who died on July 6, 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 co-personal repre-
sentatives or the attorney.

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

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

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

(2) Thirty days after the co-per-
sonal representatives mails or other-
wise delivers to the creditor a copy
of this published notice or other writ-
ten notice, notifying the creditor that
the claims will be barred unless the
creditor presents the claim within
thirty days from the mailing or other
delivery of the notice.

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

FLORENCIANNETTE W JORDAN
JOSHUA JORDAN
Co-Personal Representatives
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 103970
126740 (5-18)

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.
Calandra Edwards
1008 Iago Avenue
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 17-01400

Notice is hereby given this 11th
day of May, 2017, by the Circuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 12th day of June, 2017, provided
a copy of this notice be published in
a newspaper of general circulation
in Prince George’s County, once in
each of three successive weeks be-
fore the 12th day of June, 2017.

The Report of Sale states the
amount of the foreclosure sale price
to be \$128,000.00. The property sold
herein is known as 1008 Iago Av-
enue, Capitol Heights, MD 20743.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
126752 (5-18,5-25,6-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN T STROM JR

Notice is given that Felicia Strom
Fowler, whose address is 8200 Bar-
rett Road, Fort Washington, MD
20744, Monica Strom Higgins,
whose address is 6640 Bucknell
Road, Bryans Road, MD 20616, and
Angela Strom, whose address is
6506 America Blvd Apt #201, Hy-
attsville, MD 20782, was on May 10,
2017 appointed co-personal repre-
sentatives of the small estate of John
T Strom Jr, who died on April 24,
2017, 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 co-personal repre-
sentatives or the attorney.

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

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

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

(2) Thirty days after the co-per-
sonal representatives mails or other-
wise delivers to the creditor a copy
of this published notice or other writ-
ten notice, notifying the creditor that
the claims will be barred unless the
creditor presents the claim within
thirty days from the mailing or other
delivery of the notice.

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**

**3603 CHASE TERR.
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated August 24, 2006 and recorded in Liber 26177, Folio 679 and re-recorded in Liber 29365, Folio 138 among the Land Records of Prince George's County, MD, with an original principal balance of \$273,000.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 23, 2017 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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. 197281-1)

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

126553 (5-4,5-11,5-18)

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRENDA E FUNDERBURK

Notice is given that Karnishia Funderburk, whose address is 2203 Guilford Rd., #101, Hyattsville, MD 20783, was on May 3, 2017 appointed personal representative of the small estate of Brenda E Funderburk, who died on April 16, 2017, without a will.

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

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

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

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

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

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

KARNISHIA FUNDERBURK
Personal Representative

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

Estate No. 106481

126758 (5-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOUBERTA PARKER TRAPP

Notice is given that Shirley Parker Grigsby, whose address is 3311 Dak Gardens, Kingwood, TX 77339, was on April 26, 2017 appointed personal representative of the small estate of Louberta Parker Trapp, who died on October 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

SHIRLEY PARKER GRIGSBY
Personal Representative

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

Estate No. 106152

126759 (5-18)

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**

**4505 YATES RD.
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated November 18, 2004 and recorded in Liber 25480, Folio 399 among the Land Records of Prince George's County, MD, with an original principal balance of \$270,000.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:14 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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. 308503-1)

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

126606 (5-11,5-18,5-25)

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**

**323 HILLSIDE TERR.
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated August 15, 2006 and recorded in Liber 26222, Folio 730 among the Land Records of Prince George's County, MD, with an original principal balance of \$271,000.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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. 139559-1)

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

126609 (5-11,5-18,5-25)

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**

**8531 GRANDHAVEN AVE.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated December 19, 2006 and recorded in Liber 26889, Folio 476 among the Land Records of Prince George's County, MD, with an original principal balance of \$313,500.00 and a current interest rate of 8.625%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 308145-1)

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

126607 (5-11,5-18,5-25)

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**

**6012 QUEBEC ST.
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust dated February 20, 2008 and recorded in Liber 29525, Folio 643 among the Land Records of Prince George's County, MD, with an original principal balance of \$250,267.00 and a current interest rate of 4.5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 31, 2017 AT 11:18 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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 \$24,000 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. 304524-1)

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

126610 (5-11,5-18,5-25)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Nathaniel Risch,
Personal Representative for the Es-
tate of Joanne C. Kuntz
8908 Horten Road
aka 8908 Horton Road
Laurel, MD 20708

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 17-03330**

Notice is hereby given this 25th day of April, 2017, 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 25th day of May, 2017, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 25th day of May, 2017.
The Report of Sale states the amount of the foreclosure sale price to be \$210,000.00. The property sold herein is known as 8908 Horten Road aka 8908 Horton Road, Laurel, MD 20708.

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

True Copy—Test:
Sydney J. Harrison, Clerk
126575 (5-4,5-11,5-18)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JOSE STRICKLAND
YVETTE STRICKLAND
11242 Cherry Hill Road
Unit 102 ARTA Unit 5
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 15-16586**

Notice is hereby given this 28th day of April, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 11242 Cherry Hill Road, Unit 102 ARTA Unit 5, 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 29th day of May, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of May, 2017.
The report states the purchase price at the Foreclosure sale to be \$105,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
126587 (5-4,5-11,5-18)

STATE OF MINNESOTA
COUNTY OF OLMSTED
DISTRICT COURT -
JUVENILE DIVISION
THIRD JUDICIAL DISTRICT

**In the Matter of the Child(ren) of
Kiersten Bretton-Billmeier, Mother
Dexter Louis General, Father**

Court File No: 55-JV-17-1345

**ORDER FOR HEARING
AND NOTICE
(Termination of Parental Rights)**

A petition was filed in this Court on March 2, 2017, alleging that the parental rights of Dexter Louis General, Father, to N.J.B., child, should be terminated.
IT IS ORDERED that said petition be heard on June 12, 2017, at 9:30 a.m., in Courtroom Number 7, Sixth Floor, the Government Center, 151 Fourth Street SE, Rochester, Minnesota, before the Honorable Kevin A. Lund.
This hearing will be held for the purpose of a first appearance for the parents to admit or deny the allegations of the Petition.
If the parents admit said allegations, the Court may proceed with a dispositional hearing. If the parents deny the allegations, a trial will be scheduled at a later date.
You are required to be at the hearing on the date and time indicated above if you desire to protect your legal rights to the child. Upon request, the Court Administrator’s Office will provide you with a copy of the Petition describing this matter. You have the right to be represented by counsel.
If you fail to appear at the hearing:

- The hearing may take place in your absence;
- The Court may find you in contempt of court, may issue a warrant for your arrest, or both;
- The Court may find that the statutory grounds set forth in the petition have been proved;
- The Court may enter an order granting the relief requested in the petition, which may include removing the child from the home of the parent or legal custodian and placing the child in foster care, other proceedings for out-of-home placement of the child, or terminating the parental rights to the child who is the subject of the petition.

BY THE COURT
KEVIN A. LUND
Judge of District Court

126583 (5-4,5-11,5-18)

NOTICE

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

Plaintiffs

vs.

Antoine D Easley

Defendant

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

CIVIL NO. CAEF 16-11117

ORDERED, this 1st day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2619 Oxon Run Drive, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of June, 2017, next.
The report states the amount of sale to be \$116,500.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
126634 (5-11,5-18,5-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

MARTA BEZA AKA
MARTA PORTILLO BEZA
YURI BEZA PORTILLO
4116 70th Avenue
Hyattsville, MD 20784

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 17-00108**

Notice is hereby given this 28th day of April, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4116 70th Avenue, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of May, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of May, 2017.
The report states the purchase price at the Foreclosure sale to be \$292,500.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
126586 (5-4,5-11,5-18)

NOTICE

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

Plaintiffs

vs.

Toneka Abdullah

Defendant

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

CIVIL NO. CAEF 17-00041

ORDERED, this 1st day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3033 Brinkley Station Drive, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of June, 2017 next, provided a copy of this notice be inserted in said County once in each of three successive weeks before the 1st day of June, 2017, next.
The report states the amount of sale to be \$120,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
126635 (5-11,5-18,5-25)

NOTICE

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

Plaintiffs

vs.

Estate of Evangeline A Wills

Defendant

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

CIVIL NO. CAEF 16-25630

ORDERED, this 25th day of April, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3226 Glen Avenue, Glenn Dale, Maryland 20769 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of May, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of May, 2017, next.
The report states the amount of sale to be \$255,328.09.

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

True Copy—Test:
Sydney J. Harrison, Clerk
126578 (5-4,5-11,5-18)

LEGALS

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MARYLAND 20795

Plaintiff

vs.

MICHAEL J. CASEY, JR.
1406 S. VIRGINIA ST.
ANNAPOLIS, MARYLAND 21401

and

PRINCE GEORGE’S COUNTY
Serve: M. ANDRE GREEN, ESQ.
COUNTY ATTORNEY
COUNTY ADMINISTRATIVE
BUILDING
14741 GOVERNOR ODEN
BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
Case No.: CAE 17-10992**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George’s County, in the State of Maryland, sold by the Director of Finance of Prince George’s County to the plaintiff in this proceeding.

The property described as: 14,880.0000 Sq.Ft. Ramsgate Lot 66, being known as Tax Account No. 12-1224351, Liber 28283, Folio 526, among the Assessment Records of Prince George’s County.

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 1st day of May, 2017, by the Circuit Court for Prince George’s County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of July, 2017, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
126621 (5-11,5-18,5-25)

**AMENDED
ORDER OF PUBLICATION**

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

Plaintiff

vs.

THE ESTATE OF, PERSONAL REPRESENTATIVE, AND KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF RUSSELL B. BOYD

and

THE ESTATE OF, PERSONAL REPRESENTATIVE, AND KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF AUDREY B. BOYD

and

PRINCE GEORGE’S COUNTY, MARYLAND

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

Property Address: 1603 Ritchie Rd, District Height, MD 20747
Account Number: 06 0440529
Description: Pt. Par 77 (pt Par 77 1495fDfr P G Co L9144 F342 2 004) 15,563.0000 Sq.Ft. & Imps. Map 074 Grid B4 Par 077
Assmt: \$115,300
Liber/Folio: 03470/705
Assessed To: Boyd Russell B & Audrey B.

**In the Circuit Court for
Prince George’s County, Maryland
Case No.: CAE 17-02382**

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

Property Address: 1603 Ritchie Rd, District Height, MD 20747
Account Number: 06 0440529
Description: Pt. Par 77 (pt Par 77 1495fDfr P G Co L9144 F342 2 004) 15,563.0000 Sq.Ft. & Imps. Map 074 Grid B4 Par 077
Assmt: \$115,300
Liber/Folio: 03470/705
Assessed To: Boyd Russell B & Audrey B.

The Complaint states, among other things, that the amounts necessary

for redemption have not been paid, although more than six (6) months from the date of sale has expired.
It is thereupon this 1st day of May, 2017, by the Circuit Court for Prince George’s County;
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having a general circulation in Prince George’s County, once a week for three successive weeks on or before the 26th day of May, 2017, warning all persons interested in the said properties to be and appear in this Court by the 4th day of July, 2017, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
126624 (5-11,5-18,5-25)

LEGALS

ORDER OF PUBLICATION

ALFRED D. WALSH JR
4258 Suitland Road, #103
Suitland, MD 20746

Plaintiff

vs.

CARLOS MIRANDA
4414 Pennwood Road
Brentwood, MD 20722

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
Case No.: CAE 17-10993**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George’s County, in the State of Maryland, sold by the Director of Finance of Prince George’s County to the plaintiff in this proceeding.

The property described as: 964.0000 Sq. Ft. & Imps. Country Club Tower, Unit 708, being known as Tax Account No. 02-0183830, Map No. 0051, Grid No. A1, Subdivision 2530, Liber 08714, Folio 793, among the Assessment Records of Prince George’s County.

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 1st day of May, 2017, by the Circuit Court for Prince George’s County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of July, 2017, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
126619 (5-11,5-18,5-25)

Attorney General’s Office for
County Executives Office / County
County Executives Office / County
Attorney
Office of Law / County Administration Bldg
14741 Governor Oden Bowie Dr,
Ste 5121
Upper Marlboro MD 20772

Plaintiff

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Chillum, 17th Election district of Prince George’s County, known as 4404 Pennwood Road and described as 5,200.0000 Sq.Ft. & Imps. Holladay Co Addn Lot 18 Blk 12 Assmt \$79,000 Lib 21050 Fl 363 and assessed to Miranda Carlos A & Dora M.

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Case No.: CAE 17-09970**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 4404 Pennwood Road, Prince George’s County, State of Maryland, sold by the Finance Officer of Prince George’s County, State of Maryland to Alfred D Walsh, Jr., the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5,200.0000 Sq.Ft. & Imps. Holladay Co Addn Lot 18 Blk 12 Assmt \$79,000 Lib 21050 Fl 363 and assessed to Miranda Carlos A & Dora M.

The complaint states among other things that the amount necessary for redemption has not been paid.

It is thereupon this 1st day of May, 2017, by the Circuit Court for Prince George’s County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 4th day of July, 2017, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
126623 (5-11,5-18,5-25)

LEGALS

ORDER OF PUBLICATION

RAM GEHANI
12508 OVER RIDGE ROAD
POTOMAC, MARYLAND 20854

Plaintiff

vs.

SAMUEL NDETO
6011 EMERSON STREET
BLADENSBURG, MARYLAND 20710

and

JOSEPHINE MUIA
6011 EMERSON STREET
BLADENSBURG, MARYLAND 20710

and

SIDHU INVESTMENTS, INC.
8907 CLEWERWALL DRIVE
BETHESDA, MARYLAND 20817

and

PRINCE GEORGE’S COUNTY
Serve: M. ANDRE GREEN, ESQ.
COUNTY ATTORNEY
COUNTY ADMINISTRATIVE
BUILDING
14741 GOVERNOR ODEN
BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Case No.: CAE 17-10990

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George’s County, in the State of Maryland, sold by the Director of Finance of Prince George’s County to the plaintiff in this proceeding.

The property described as: 7244-UNIT C-1, 1,623.0000 Sq.Ft. & Imps. Holly Hill Condo, being known as Tax Account No. 0527861, Liber 22840, Folio 154, among the Assessment Records of Prince George’s County.

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 1st day of May, 2017, by the Circuit Court for Prince George’s County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of July, 2017, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
126620 (5-11,5-18,5-25)

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MARYLAND 20795

Plaintiff

vs.

MICHAEL J. CASEY, JR.
1406 S. VIRGINIA ST.
ANNAPOLIS, MARYLAND 21401

and

PRINCE GEORGE’S COUNTY
Serve: M. ANDRE GREEN, ESQ.
COUNTY ATTORNEY
COUNTY ADMINISTRATIVE
BUILDING
14741 GOVERNOR ODEN
BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
Case No.: CAE 17-10991**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George’s County, in the State of Maryland, sold by the Director of Finance of Prince George’s County to the plaintiff in this proceeding.

The property described as: 12,810.0000 Sq.Ft. Ramsgate Lot 64, being known as Tax Account No. 12-1224336, Liber 28283, Folio 522, among the Assessment Records of Prince George’s County.

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 1st day of May, 2017, by the Circuit Court for Prince George’s County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of July, 2017, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
126622 (5-11,5-18,5-25)

THE
PRINCE
GEORGE’S
POST
Call
301-627-0900
Fax
301-627-6260
SUBSCRIBE
TODAY!

LEGALS

NOTICE

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

vs.

Patrick T Hyousse

Defendant

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

CIVIL NO. CAEF 16-25629

ORDERED, this 1st day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4707 Berwyn Road, College Park, Maryland 20740 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of June, 2017, next.

The report states the amount of sale to be \$273,162.50.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126636 (5-11,5-18,5-25)

NOTICE

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

vs.

Jonathan Martin

Defendant

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

CIVIL NO. CAEF 16-46123

ORDERED, this 2nd day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2500 Markham Lane #4, Hyattsville, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of June, 2017, next.

The report states the amount of sale to be \$55,600.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126657 (5-11,5-18,5-25)

NOTICE

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

vs.

Gwendolyn L. Hubbard

Defendant

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

CIVIL NO. CAEF 16-10250

ORDERED, this 2nd day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3309 Clavier Place, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of June, 2017, next.

The report states the amount of sale to be \$188,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126655 (5-11,5-18,5-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

GWENDOLYN LUCILLE ROBINSON
RONALD MCCRAE
5702 Landover Road
Hyattsville, MD 20784

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 13-05074

Notice is hereby given this 28th day of April, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5702 Landover Road, 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 29th day of May, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of May, 2017.

The report states the purchase price at the Foreclosure sale to be \$211,500.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126626 (5-11,5-18,5-25)

NOTICE

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

vs.

Paula Moreno

Defendant

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

CIVIL NO. CAEF 15-40334

ORDERED, this 2nd day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5805 Nicholson Street, Riverdale, Maryland 20737 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of June, 2017, next.

The report states the amount of sale to be \$135,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126652 (5-11,5-18,5-25)

NOTICE

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

vs.

Estate of Tanya D Patterson

Defendant

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

CIVIL NO. CAEF 16-24880

ORDERED, this 1st day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1308 Adams 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 1st day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of June, 2017, next.

The report states the amount of sale to be \$200,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126638 (5-11,5-18,5-25)

NOTICE

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

vs.

Laveta D. Joyner Burke aka
Laveta D. Burke

Defendant

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

CIVIL NO. CAEF 16-43163

ORDERED, this 1st day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2600 Ann Arbor Lane, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of June, 2017, next.

The report states the amount of sale to be \$245,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126639 (5-11,5-18,5-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

NANCY R. HENRY
JOHN D. STOKES
3605 Stonesboro Road
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 16-43694

Notice is hereby given this 28th day of April, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3605 Stonesboro Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of May, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of May, 2017.

The report states the purchase price at the Foreclosure sale to be \$174,659.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126627 (5-11,5-18,5-25)

NOTICE

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

vs.

Mary Mohammed

Defendant

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

CIVIL NO. CAEF 16-25270

ORDERED, this 2nd day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5813 Kentucky 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 2nd day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of June, 2017, next.

The report states the amount of sale to be \$171,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126656 (5-11,5-18,5-25)

NOTICE

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

vs.

Misty D. Wilks

Defendant

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

CIVIL NO. CAEF 16-35860

ORDERED, this 2nd day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7759 Emerson 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 2nd day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of June, 2017, next.

The report states the amount of sale to be \$189,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126654 (5-11,5-18,5-25)

NOTICE

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

vs.

Estate of Fred Errol Sewer

Defendant

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

CIVIL NO. CAEF 16-43744

ORDERED, this 2nd day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6023 Naval Avenue, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of June, 2017, next.

The report states the amount of sale to be \$164,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126659 (5-11,5-18,5-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JULIO MAZARIEGOS
HAYDEE VELAZQUEZ
7973 Riggs Road, Unit 1
Hyattsville, MD 20783

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 16-11049

Notice is hereby given this 28th day of April, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7973 Riggs Road, Unit 1, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of May, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of May, 2017.

The report states the purchase price at the Foreclosure sale to be \$49,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126628 (5-11,5-18,5-25)

NOTICE

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

vs.

Leslie P Taylor and
Robert J Taylor

Defendants

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

CIVIL NO. CAEF 15-35212

ORDERED, this 2nd day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10600 Melwood Chapel Lane, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of June, 2017, next.

The report states the amount of sale to be \$350,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126660 (5-11,5-18,5-25)

NOTICE

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

vs.

Olden A. Minnick

Defendant

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

CIVIL NO. CAEF 15-36938

ORDERED, this 2nd day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 12412 Hillantrae Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of June, 2017, next.

The report states the amount of sale to be \$377,100.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126658 (5-11,5-18,5-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

SHARON G. FRANCIS
FRANK G. FRANCIS
9507 Tuckerman Street
Lanham, MD 20706

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 16-43667

Notice is hereby given this 1st day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9507 Tuckerman Street, 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 1st day of June, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$234,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126629 (5-11,5-18,5-25)

NOTICE

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

vs.

Daniel T Seay Sr.

Defendant

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

CIVIL NO. CAEF 16-25026

ORDERED, this 1st day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3614 Mabank 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 1st day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of June, 2017, next.

The report states the amount of sale to be \$200,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126637 (5-11,5-18,5-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

INDIA C. RILEY
3806 Eldbridge Terrace
Bowie, MD 20716

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 16-04379

Notice is hereby given this 28th day of April, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3806 Eldbridge Terrace, 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 29th day of May, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of May, 2017.

The report states the purchase price at the Foreclosure sale to be \$183,920.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126625 (5-11,5-18,5-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

DEVEN D. MCCORMICK
KATHY O. MCCORMICK
10402 Becky Court
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 16-39162

Notice is hereby given this 1st day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10402 Becky Court, 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 1st day of June, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$343,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126630 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARK LEWIS HUGHES

Notice is given that Lois B. Hughes of 19001 S. Richfield Ave., #58, Green Valley, Arizona 85614 and David Jagger of 19001 S. Richfield Ave., Green Valley, Arizona 85614, were on April 24, 2017 appointed Co-Personal Representatives of the estate of Mark Lewis Hughes, who died on March 19, 2017 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 co-personal representatives 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 24th day of October, 2017.

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

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

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

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

LOIS B. HUGHES
DAVID JAGGER
Co-Personal Representatives

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

Estate No. 106350

126592 (5-4,5-11,5-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARIAN DENISE STARKS MARTIN

Notice is given that Willa M. Colbert, whose address is 6378 Victor Gray Court, Alexandria, VA 22315, was on May 2, 2017 appointed Personal Representative of the estate of Marian Denise Starks Martin who died on March 20, 2017 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 2nd day of November, 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.

WILLA M. COLBERT
Personal Representative

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

Estate No. 106476

126669 (5-11,5-18,5-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

HAROLD THOMAS
10406 Libation Court
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 16-39123

Notice is hereby given this 1st day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10406 Libation Court, 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 1st day of June, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$223,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126631 (5-11,5-18,5-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

SHIRLEY M. BUSSIE
5606 Justina Drive
Lanham, MD 20706

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 17-00112

Notice is hereby given this 1st day of May, 2017 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5606 Justina Drive, 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 1st day of June, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$250,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126632 (5-11,5-18,5-25)

LEGALS

Erica T. Davis
Axelson, Williamowsky,
Bender & Fishman P.C.
1401 Rockville Pike Ste. 650
Rockville, MD 20852
301-738-7685

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARIAN DENISE STARKS MARTIN

Notice is given that Willa M. Colbert, whose address is 6378 Victor Gray Court, Alexandria, VA 22315, was on May 2, 2017 appointed Personal Representative of the estate of Marian Denise Starks Martin who died on March 20, 2017 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 2nd day of November, 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.

WILLA M. COLBERT
Personal Representative

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

Estate No. 106476

126669 (5-11,5-18,5-25)

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**

**1011 ANDEAN GOOSE WAY
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated December 4, 2007 and recorded in Liber 29156, Folio 654 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,000.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 23, 2017 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 150615-1)

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

126563 (5-4,5-11,5-18)

Your Newspaper of Legal Record

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 THERPON**

**6101 WESTIN CT.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated September 23, 2014 and recorded in Liber 36451, Folio 427 among the Land Records of Prince George's County, MD, with an original principal balance of \$389,110.00 and a current interest rate of 4.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 23, 2017 AT 11:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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 \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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. 199960-1)

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

126565 (5-4,5-11,5-18)

LEGALS

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

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

**11526 LOTTSFORD TERR.
BOWIE A/R/T/A MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated December 11, 2007 and recorded in Liber 30034, Folio 1 and re-recorded in Liber 32621, Folio 89 among the Land Records of Prince George's County, MD, with an original principal balance of \$555,000.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 23, 2017 AT 11:19 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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 \$52,000 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. 199401-1)

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

126564 (5-4,5-11,5-18)

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**

**194 OLD ENTERPRISE RD.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated September 9, 1998 and recorded in Liber 12554, Folio 62 among the Land Records of Prince George's County, MD, with an original principal balance of \$61,100.00 and a current interest rate of 7.625%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 23, 2017 AT 11:21 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit numbered One Hundred Sixty (160) in Block Twenty Four (24), in the Kettering 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 \$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. 197353-1)

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

126566 (5-4,5-11,5-18)

LEGALS

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

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

**6211 TEABERRY WAY
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Elsie William-Jumbo, dated May 20, 2005, and recorded in Liber 22466 at folio 552 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JUNE 6, 2017

AT 9:35 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43124)

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

126737 (5-18,5-25,6-1)

NOTICE OF JOINT PUBLIC HEARING

**THE PRINCE GEORGE'S COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
AND
THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK
AND PLANNING COMMISSION
WILL HOLD A
JOINT PUBLIC HEARING
ON THE PROPOSED HISTORIC SITE
DESIGNATIONS AS TO CERTAIN PROPERTY
IN PRINCE GEORGE'S COUNTY**

Pursuant to provisions of the Land Use Article of the Maryland Annotated Code, as well as Subtitle 29 of the Prince George's County Code, the County Council of Prince George's County, Maryland, sitting as the District Council, and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission hereby give notice of a joint public hearing in order to receive public testimony concerning the proposed designation of two (2) properties in Prince George's County as Historic Sites; specifically, the Duvall Tenant House Site (Archeological Site 18PR 1020), Upper Marlboro; and the Scholz Mark '64/ Lang House (80-058), Fort Washington, with the respective street address information as follows:

1. (18PR 1020) Duvall Tenant House Site (Heathermore Subdivision, Part of Parcel A, Tax Map Grid 00B2), Upper Marlboro, MD 20772
2. (80-058) Scholz Mark '64/ Lang House, 13506 Reid Circle, Fort Washington, MD 20744

PUBLIC HEARING DATE/TIME: Tuesday, June 20, 2017, at 6:30 p.m. Doors will open at 6:15 p.m. Planning Staff will be available to answer questions

PUBLIC HEARING LOCATION: Council Hearing Room
First Floor,
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to give public comment concerning the foregoing proposed Historic Site designations.

INDIVIDUALS WHO WISH TO SPEAK AT THE PUBLIC HEARING MAY REGISTER IN ADVANCE ONLINE AT www.pgplanning.org OR BY CALLING THE M-NCPPC PUBLIC AFFAIRS OFFICE AT 301-952-4584, TTY 301-952-4366.

Persons desiring to speak at the public hearing may also fill out a registration form available that evening in the hearing room. Individual speakers and representatives from a group or groups will be limited to three minutes. Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony. To be accepted into the record, written testimony or comments must be original, signed copies. E-mails or faxes will not be considered, unless followed by an original mailed to the Clerk of the Council, at the address indicated below.

Written testimony may be submitted through the close of business **Wednesday, June 28, 2017**, to the Office of the Clerk of the County Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772.

A copy of the Historic Preservation Commission recommendations to the Planning Board and the District Council are available through the Historic Preservation Section of The Maryland-National Capital Park and Planning Commission. Please contact the Historic Preservation Section for copies at 301-952-3680.

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

ATTEST:
Redis C. Floyd
Clerk of the County Council

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
By: Patricia Colihan Barney
Executive Director

ATTEST:
Joe Zimmerman
Secretary-Treasurer

126739 (5-18)

LEGALS

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

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

13309 Buchanan Drive, Fort Washington, MD 20744-2930

By virtue of the power and authority contained in a Deed of Trust from TRACEY A. STEWART and TIMOTHY JACKSON, dated September 5, 2007 and recorded in Liber 29502 at Folio 001 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance of the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, MAY 24, 2017
AT 3:00 P.M.

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

Lot Number Six (6) in Block Numbered Seven (7) in the Subdivision known as "FORT WASHINGTON FOREST" as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 29 at Plat No. 16

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

TERMS OF SALE: A deposit of \$14,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
and ERICA T. DAVIS
Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

126568 (5-4,5-11,5-18)

LEGALS

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

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

903 FALLS LAKE DRIVE
MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Debra K. Morton, dated September 15, 2006 and recorded in Liber 26629, Folio 437 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$395,200.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 23, 2017 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 \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and 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

126567 (5-4,5-11,5-18)

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 County, 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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 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

126728 (5-18,5-25,6-1)

Your Newspaper of Legal Record

301-627-0900

LEGALS

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

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

9043 FLORIN WAY
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Willis Harris, dated October 6, 2005, and recorded in Liber 23648 at folio 365 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

JUNE 6, 2017
AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-602598)

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

126713 (5-18,5-25,6-1)

LEGALS

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

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

8437 12TH AVENUE
SILVER SPRING, MARYLAND 20903

By virtue of the power and authority contained in a Deed of Trust from Jacqueline Miller, dated June 28, 2007, and recorded in Liber 28208 at folio 115 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

JUNE 6, 2017
AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-602043)

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

126714 (5-18,5-25,6-1)

LEGALS

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

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

12102 CRESTWOOD AVENUE SOUTH
BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Clifford Williams Sr. and Antonia M Williams, dated August 30, 2004, and recorded in Liber 20468 at folio 619 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JUNE 6, 2017
AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.85% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-607899)

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

126736 (5-18,5-25,6-1)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHERINE HARMON
DAUGHERTY

Notice is given that Edward M Daugherty Jr, whose address is 3408 Mary Lou Lane, Chesapeake Beach, MD 20732, was on May 1, 2017 appointed Personal Representative of the estate of Katherine Harmon Daughtery who died on April 5, 2017 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of November, 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.

EDWARD M DAUGHERTY JR
Personal Representative

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

Estate No. 106441
126670 (5-11,5-18,5-25)

NOTICE

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

vs. Plaintiffs

Cargie L. Vaughn Jr. Defendant

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

CIVIL NO. CAEF 15-00261

ORDERED, this 2nd day of May, 2017 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6022 Ladd Road, Suitland, Maryland 20746 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of June, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of June, 2017, next.

The report states the amount of sale to be \$300,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126653 (5-11,5-18,5-25)

NOTICE

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

vs. Plaintiffs

Myron K Le Leach and
Cynthia L. Leach Defendants

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

CIVIL NO. CAEF 15-04877

ORDERED, this 25th day of April, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7406 Acacia Court, Clinton, Maryland 20735-2164 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of May, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of May, 2017, next.

The report states the amount of sale to be \$250,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126585 (5-4,5-11,5-18)

LEGALS

PUBLIC NOTICE

401K Plan Auditing Services - RFP No. A17-002

Revenue Authority of Prince George's County is seeking qualified companies to provide 401K Plan audit services for our Calendar Audit. Complete instructions are contained in the Request for Proposal Package available online at: <http://pgebid.co.pg.md.us/ebid/>. Any questions concerning this proposal should be directed to Kalindi Joshi at kjoshi@co.pg.md.us

126754 (5-18)

LEGALS

Monalie E Bledsoe
11304 Estona Drive
Silver Spring, MD 20902
301-949-2053

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD BOBBY JONES

Notice is given that Veleria Robinson, whose address is 4324 Ranger Avenue, Temple Hills, MD 20748, was on April 27, 2017 appointed Personal Representative of the estate of Edward Bobby Jones who died on January 4, 2017 with a will.

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

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

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

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

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

VELERIA ROBINSON
Personal Representative

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

Estate No. 105364
126672 (5-11,5-18,5-25)

LEGALS

NOTICE

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

vs. Substitute Trustees,
Plaintiffs

TERRY A. JENKINS
16215 Ellipse Terrace
Unit# 123
Bowie, MD 20716 Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 16-42401

Notice is hereby given this 1st day of May, 2017 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16215 Ellipse Terrace, Unit# 123, 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 1st day of June, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$107,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126633 (5-11,5-18,5-25)

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY,
MARYLAND SITTING AS THE DISTRICT COUNCIL

PUBLIC NOTICE

APPROVAL OF
A MINOR AMENDMENT TO
THE 2010 CENTRAL ANNAPOLIS ROAD SECTOR PLAN
AND
SECTIONAL MAP AMENDMENT

(CR-28-2017)

Notice is hereby given that, on Tuesday, May 2, 2017, pursuant to the provisions of the Land Use Article of the Annotated Code of Maryland, as well as the Zoning Ordinance of Prince George's County, being also Subtitle 27 of the Prince George's County Code, the County Council of Prince George's County, Maryland, sitting as the District Council adopted CR-28-2017, a Resolution to approve a minor amendment to the 2010 *Central Annapolis Road Sector Plan and Sectional Map Amendment*, more specifically, to approve an amendment to the Development District Overlay ("D-D-O") Zone to add a commercial use table for Character Area D: Retail Town Center character area of the Central Annapolis Road Development District.

Copies of the approved minor amendment to the 2010 *Central Annapolis Road Sector Plan and Sectional Map Amendment*, including the approved commercial use table for Character Area D: Retail Town Center of the Central Annapolis Road Development District, as well as the resolution of approval CR-28-2017, are available at the Office of the Clerk of the Council, Room 2198, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, as well as online at: <https://princegeorgescountymd.legistar.com>.

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

ATTEST:
Redis C. Floyd
Clerk of the Council

126730 (5-18)

Brian R. Della Rocca, Esq.
KUWAMURA DELLA ROCCA
LAW GROUP, P.A.
1010 Wayne Avenue, Suite 350
Silver Spring, MD 20910
301-587-2241

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Probate court of St. Louis county, Missouri appointed Keith Bester, whose address is 115 N. Sappington Road, St. Louis, MO 63122, as the Personal Representative of the Estate of VICTOR J. SCHROEDER AKA VICTOR JOHN SCHROEDER who died on May 16, 2015 domiciled in Missouri, United States.

The Maryland resident agent for service of process is Brian R. Della Rocca, Esq., whose address is 1010 Wayne Avenue, Suite 350, Silver Spring, MD 20910.

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

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's with a copy to the foreign personal representative on or before the earlier of the following dates:

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

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

KEITH BESTER
Foreign Personal Representative

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

Estate No. 105666
126673 (5-11,5-18,5-25)

NOTICE

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

vs. Substitute Trustees,
Plaintiffs

ANDRE J. HAMPTON
2500 Markham Lane
Unit# 6
Landover, MD 20785 Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-15730

Notice is hereby given this 2nd day of May, 2017 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2500 Markham Lane, Unit# 6, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of June, 2017, 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 2nd day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$47,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

126662 (5-11,5-18,5-25)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SILVIA R BRENNAN

Notice is given that Russell E Hutchinson, whose address is 3824 Allison Street, Brentwood, MD 20722, was on May 1, 2017 appointed Personal Representative of the estate of Silvia R Brennan, who died on April 21, 2017 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 1st day of November, 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.

RUSSELL E HUTCHINSON
Personal Representative

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

Estate No. 106400
126683 (5-11,5-18,5-25)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROY LEWIS EVANS

Notice is given that Tyrone D Evans, whose address is 1407 Peachwood Lane, Bowie MD 20716, was on May 1, 2017 appointed Personal Representative of the estate of Roy Lewis Evans, who died on March 21, 2017 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 1st day of November, 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.

TYRONE D EVANS
Personal Representative

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

Estate No. 106228
126687 (5-11,5-18,5-25)

The Prince George’s Post
Since 1932 — 301-627-0900

LEGALS

NOTICE OF JOINT PUBLIC HEARING

THE COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY,
MARYLAND, SITTING AS THE DISTRICT COUNCIL

AND
THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION

THE PRELIMINARY
EAST RIVERDALE-BEACON HEIGHTS SECTOR PLAN
(CR-63-2015)

PUBLIC HEARING DATE/TIME: Tuesday, June 20, at 7:00 p.m.
Doors will open at 6:00 p.m.
Planning Staff will be available to answer questions.

PUBLIC HEARING LOCATION: Council Hearing Room
First Floor,
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PURPOSE OF PUBLIC HEARING: To provide all interested persons the opportunity to express their views concerning the Preliminary East Riverdale-Beacon Heights Sector Plan.

The preliminary sector plan can be viewed online at www.pgplanning.org/ERBH.htm or at no cost at the following locations:

- Town of Riverdale Park, 5008 Queensbury Road, Riverdale, Maryland 20737
- Center for Educational Partnership, 6200 Sheridan Street, Riverdale, Maryland 20737
- Department of Parks and Recreation, 6600 Kenilworth Avenue, Riverdale, Maryland 20737
- Office of the Clerk of the County Council, County Administration Building, Second Floor
14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772
- M-NCPPC, County Administration Building, Planning Information Services, Lower Level,
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
(8:30 a.m. – 4:30 p.m. Monday through Friday)

Persons desiring to speak at the public hearing may register in advance or fill out a registration form available that evening at the hearing site. You may sign-up online at www.pgplanning.org/Planning_Board/Testify_at_Hearings or call (301) 952-4584 up until 1:00 p.m. on the day of the hearing. Individual speakers and representatives from a group or groups will be limited to three (3) minutes. Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony. To be accepted into the record, written testimony or comments must be original, signed copies. E-mails or faxes will not be considered, unless followed by an original mailed to the Clerk of the Council.

Written comments may be submitted through the close of business on Wednesday, July 5, 2017, when the public hearing record will close, to the Clerk of the County Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772.

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

ATTEST:
Redis C. Floyd
Clerk of the County Council

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
By: Patricia Colihan Barney
Executive Director

ATTEST:
Joe Zimmerman
Secretary-Treasurer

126753 (5-18)

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**

**10400 MULLIKIN DR.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated January 31, 2006 and recorded in Liber 24499, Folio 636 among the Land Records of Prince George's County, MD, with an original principal balance of \$448,000.00 and a current interest rate of 5.125%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:14 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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. 150517-1)

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

126723 (5-18,5-25,6-1)

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**

**1809 DUTCH VILLAGE DR.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated August 20, 2004 and recorded in Liber 21662, Folio 537 among the Land Records of Prince George's County, MD, with an original principal balance of \$82,000.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 23, 2017 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit numbered K-341, Building K, in "Phase Seven (7), Windmill Square 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 \$7,000 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. 201685-1)

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

126557 (5-4,5-11,5-18)

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**

**14042 VISTA DR., APT. # 110B
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated September 26, 2005 and recorded in Liber 23795, Folio 454 among the Land Records of Prince George's County, MD, with an original principal balance of \$100,000.00 and a current interest rate of 8.375%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:16 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit No. 110, Building J, Phase IX, of The Vistas at Laurel Lakes 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. 309242-1)

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

126724 (5-18,5-25,6-1)

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**

**5001 STEWART CT.
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust dated August 16, 2002 and recorded in Liber 16205, Folio 561 among the Land Records of Prince George's County, MD, with an original principal balance of \$161,785.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 23, 2017 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 143475-1)

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

126558 (5-4,5-11,5-18)

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 County, 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 23, 2017 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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)

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FOR STATUS OF UPCOMING SALES

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

ALEX COOPER AUCTS., INC.
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126555 (5-4,5-11,5-18)

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**

**7601 FINNS LA.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated October 21, 2005 and recorded in Liber 24660, Folio 618 among the Land Records of Prince George's County, MD, with an original principal balance of \$229,000.00 and a current interest rate of 5.625%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 23, 2017 AT 11:06 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, 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. 187478-1)

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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

126551 (5-4,5-11,5-18)

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**

**13002 TWIN VIEW CT.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated December 7, 2006 and recorded in Liber 27764, Folio 152 among the Land Records of Prince George’s County, MD, with an original principal balance of \$50,000.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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 prior mortgages, the amounts to be announced at the time of sale, if made available to the 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. 196678-1)

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

126725 (5-18,5-25,6-1)

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**

**12604 GABLE CT.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated November 10, 2005 and recorded in Liber 23851, Folio 161 and re-recorded in Liber 34355, Folio 491 among the Land Records of Prince George’s County, MD, with an original principal balance of \$252,000.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:18 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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. 305898-1)

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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

126726 (5-18,5-25,6-1)

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**

**4305 74TH AVE.
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated July 10, 2007 and recorded in Liber 28296, Folio 205 among the Land Records of Prince George’s County, MD, with an original principal balance of \$337,500.00 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 6, 2017 AT 11:19 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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. 127889-2)

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FOR STATUS OF UPCOMING SALES

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

ALEX COOPER AUCTS., INC.
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410-828-4838

126727 (5-18,5-25,6-1)

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LEGALS

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

**6802 LOU LANE
SUITLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Derrick Blackwell Sr, dated November 10, 2008, and recorded in Liber 30244 at folio 433 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 23, 2017

AT 9:01 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-615000)

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

126570 (5-4,5-11,5-18)

LEGALS

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

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

**3611 ENDSLEY PLACE
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Jarnice N Roach, Samuel K. Roach and Antoinne K. Roach, dated February 21, 2009, and recorded in Liber 30426 at folio 131 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MAY 23, 2017

AT 9:00 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-601347)

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

126569 (5-4,5-11,5-18)

LEGALS

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

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

**13903 BENTWATERS DRIVE
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Omotunde Taiwo and Olaseni Cole, dated November 6, 2006, and recorded in Liber 27904 at folio 348 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

JUNE 6, 2017

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-617616)

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

126712 (5-18,5-25,6-1)

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